

VICINITY MAP

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- Survey with Legal Description

# ROCKHURST UNIVERSITY MASTER PLAN AMENDMENT

## PRELIMINARY PLAN

Case No. CD-CPC-2021-00130

CITY PLAN COMMISSION  
RECOMMENDED  
**APPROVAL**  
SUBJECT TO CONDITIONS  
Diane M. Binckley  
ASSISTANT SECRETARY  
DATE: 09-07-2021

NOT FOR CONSTRUCTION

August 19, 2021

Master Plan District Statement

The proposed update to the MPD for the Rockhurst University Campus provides a current master plan for the campus, as well as creates a vision for the future that serves our students, faculty, and staff. The MPD allows the creation of a physically and visually connected campus, which can relate to the surrounding neighborhoods in a complete, consistent manner while considering the entire campus in our decision making.

THIS PLAN  
**APPROVED**  
BY ORDINANCE  
No. \_\_\_\_\_  
DATE: \_\_\_\_\_

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Rockhurst University  
MPD Plan Amendment

1400 East 53rd Street  
Kansas City, Missouri 64110

owner:  
Rockhurst University  
1100 Rockhurst Road  
Kansas City, MO 64110  
816.501.4000 voice  
www.rockhurst.edu

developer:  
Sunflower Development Group  
1125 Grand Boulevard #202  
Kansas City, MO 64106  
816.581.3991 voice

general contractor:  
JE Dunn Construction Group  
1001 Locust Street  
Kansas City, MO 64106  
816.474.8500  
www.jedunn.com

architect:  
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structural engineer:  
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REVISIONS

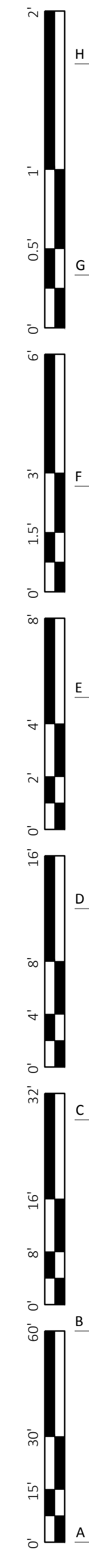
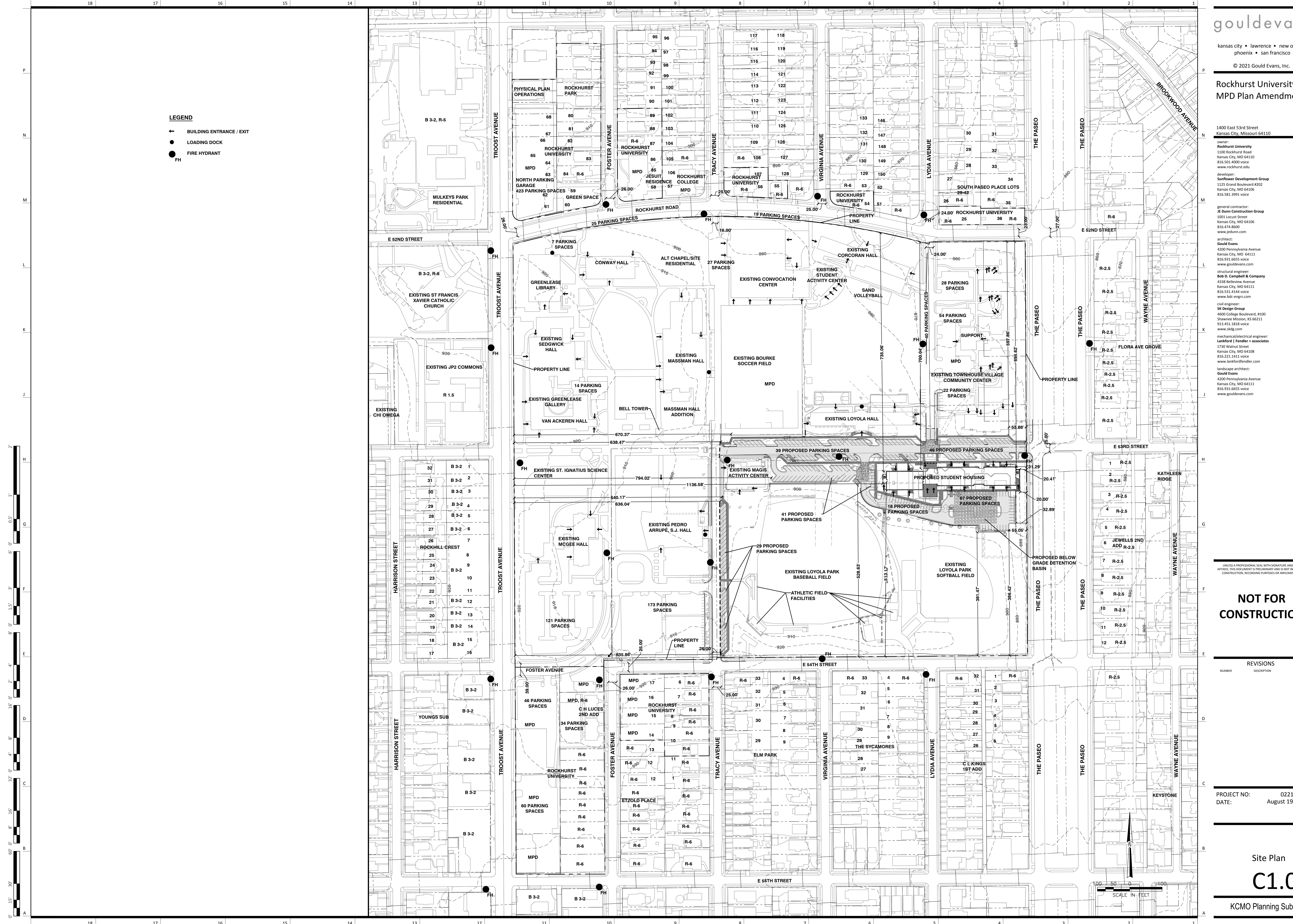
NUMBER	DESCRIPTION	DATE

PROJECT NO: 0221-2010  
DATE: August 19, 2021

Site Plan  
**C1.00**  
KCMO Planning Submittal

LEGEND

- ← BUILDING ENTRANCE / EXIT
- LOADING DOCK
- FH FIRE HYDRANT



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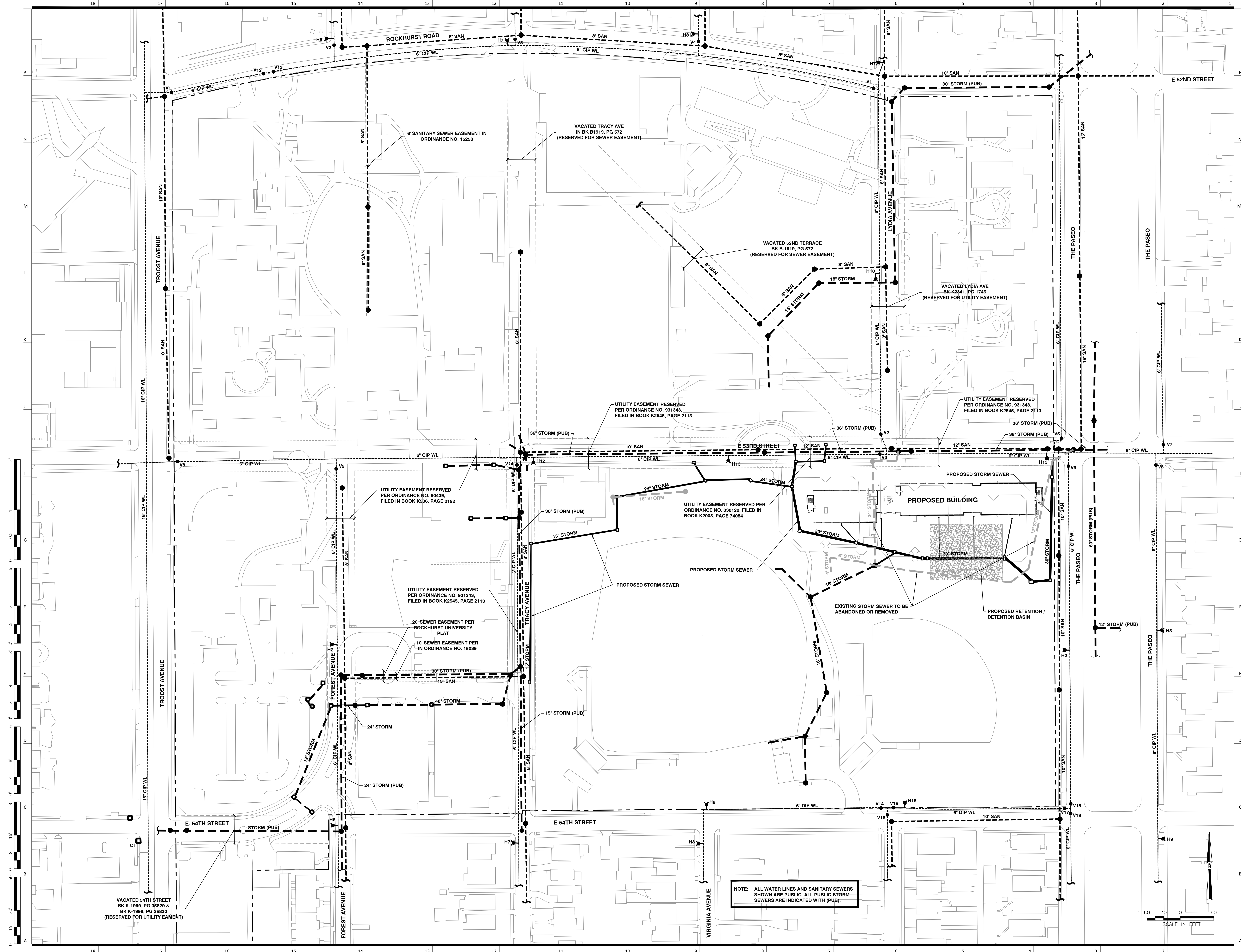
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PROJECT NO: 0221-2010  
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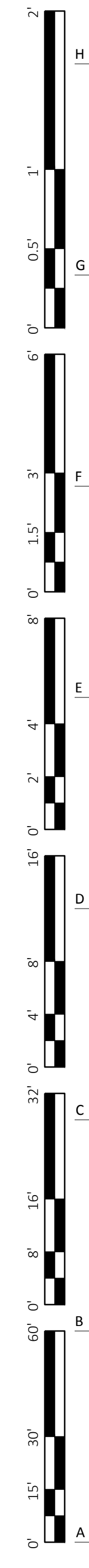
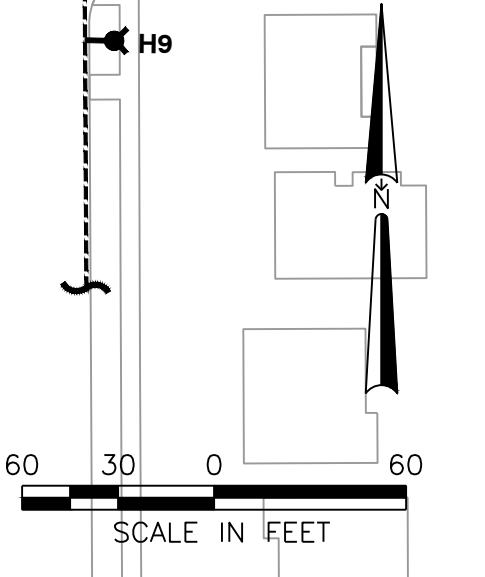
Existing and Proposed  
Utilities

# C4.00

KCMO Planning Submittal



NOTE: ALL WATER LINES AND SANITARY SEWERS  
SHOWN ARE PUBLIC. ALL PUBLIC STORM  
SEWERS ARE INDICATED WITH (PUB).



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REVISIONS

NUMBER	DESCRIPTION	DATE

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Amended Master Plan

AS100

KCMO Planning Submittal

GENERAL NOTES:

- REFER TO ATTACHED SURVEY SHEETS FOR THE FOLLOWING INFORMATION:
  - LEGAL DESCRIPTION OF PROPERTY
  - LOCATION OF EXISTING PROPERTY LINES
  - LOCATION OF EXISTING EASEMENTS, EXISTING INTERIOR STREETS, AND RIGHT OF WAYS, VEHICULAR ACCESS
  - IDENTIFICATION OF ADJACENT PLATTED SUBDIVISION WITH LOTS AND TRACT NUMBERS
  - LOCATION AND DIMENSIONS OF EXISTING BUILDINGS AND SITE FEATURES
  - LOCATION OF EXISTING PARKING AND PARKING COUNTS
  - EXISTING SITE LIGHTING
- NO CHANGES TO THE EXISTING LANDSCAPING ARE PROPOSED. ALL FUTURE LANDSCAPING WILL BE CONSISTENT WITH THE LANDSCAPING IN THE AREA.
- THE DEVELOPER SHALL CAUSE THE AREA TO BE PLATTED AND PROCESSED IN ACCORDANCE WITH CHAPTER 86, CODE OF ORDINANCES OF THE CITY OF KANSAS CITY, MISSOURI, AS AMENDED, COMMONLY KNOWN AS THE DEVELOPMENT REGULATIONS.
- CONDITIONS SHOWN ARE BASED ON CURRENTLY AVAILABLE INFORMATION. ADDITIONAL INFORMATION WILL BE PROVIDED AS NEEDED IN CONJUNCTION WITH PERMITTING AND PLATTING.
- THE DEVELOPER MUST REDICATE RIGHT OF WAY FOR EAST 55TH STREET AS REQUIRED BY WAY AS MEASURED FROM THE CENTERLINE OF EAST 55TH STREET.
- PRIOR TO IMPLEMENTATION OF ANY PART OF PHASES 2 OR 3 AS SHOWN ON THE DEVELOPMENT PLAN, A TRAFFIC STUDY ACCEPTABLE TO THE PUBLIC WORKS DEPARTMENT SHALL BE SUBMITTED TO, REVIEWED BY AND ACCEPTED BY THE PUBLIC WORKS DEPARTMENT. THE DEVELOPER SHALL CONSTRUCT ANY IMPROVEMENTS REQUIRED BY THE PUBLIC WORKS DEPARTMENT BASED ON THE ACCEPTED TRAFFIC STUDY.
- THE DEVELOPER IS CURRENTLY UNAWARE OF ANY PENDING REPAIR OF PUBLIC SIDEWALKS.
- THE DEVELOPER UNDERSTANDS THE OBLIGATION TO ADDRESS STORMWATER/SEWER MANAGEMENT REQUIREMENTS IN CONJUNCTION WITH PERMITTING AND PLATTING.
- USES FRONTING TROOST AVENUE WILL MAINTAIN SIDE YARD SETBACKS FROM ADJACENT RESIDENTIAL PROPERTIES AS REQUIRED BY BS-2 ZONING.

KEY:

PROPOSED MASTER PLAN DEVELOPMENT LINE  
2,366,531 SF = 54.33 ACRES

PARKING NOTES:

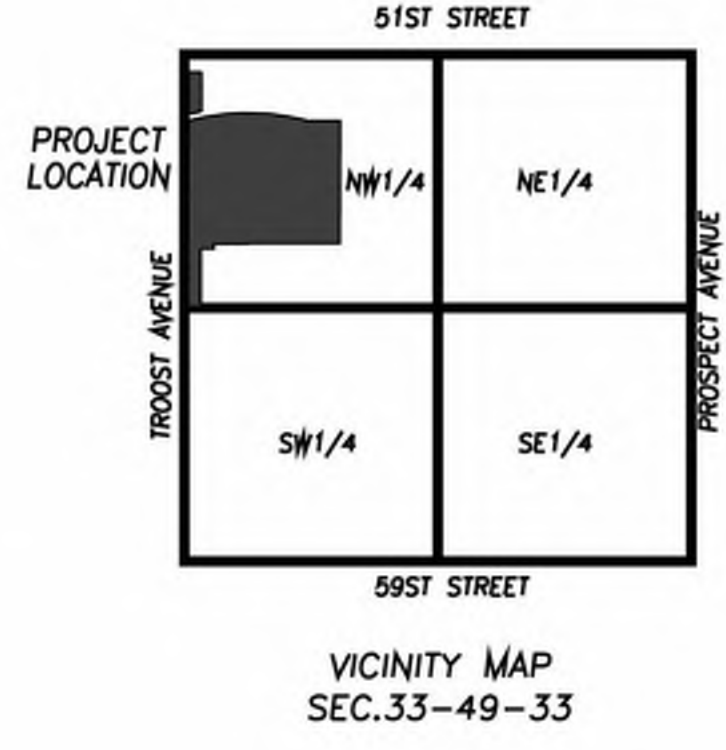
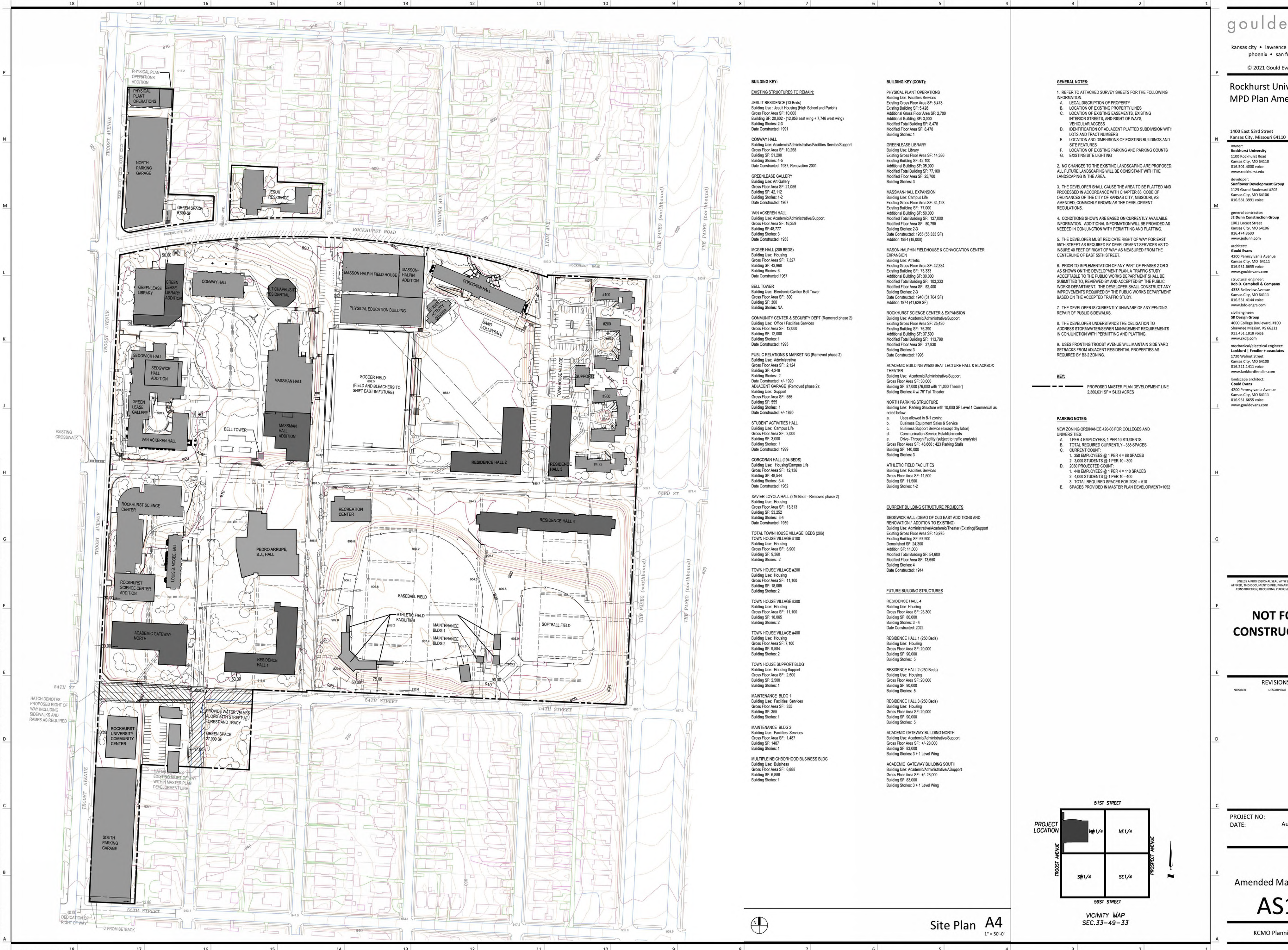
- NEW ZONING ORDINANCE 420-06 FOR COLLEGES AND UNIVERSITIES:
- 1 PER 4 EMPLOYEES; 1 PER 10 STUDENTS
  - TOTAL REQUIRED CURRENTLY - 388 SPACES
  - CURRENT COUNT:
    - 350 EMPLOYEES @ 1 PER 4 = 88 SPACES
    - 3,000 STUDENTS @ 1 PER 10 = 300 SPACES
    - 2030 PROJECTED COUNT
    - 440 EMPLOYEES @ 1 PER 4 = 110 SPACES
    - 4,000 STUDENTS @ 1 PER 10 = 400 SPACES
  - TOTAL REQUIRED SPACES FOR 2030 = 510
  - SPACES PROVIDED IN MASTER PLAN DEVELOPMENT=1052

BUILDING KEY (CONT):

- PHYSICAL PLANT OPERATIONS  
Building Use: Facilities Services  
Existing Gross Floor Area SF: 8,478  
Existing Building SF: 5,428  
Additional Gross Floor Area SF: 2,700  
Additional Building SF: 3,000  
Modified Total Building SF: 8,478  
Building Stories: 1
- GREENLEASE LIBRARY  
Building Use: Library  
Existing Gross Floor Area SF: 14,386  
Existing Building SF: 42,100  
Additional Gross Floor Area SF: 25,700  
Modified Total Building SF: 77,100  
Modified Floor Area SF: 25,700  
Building Stories: 3
- MASSMAN HALL EXPANSION  
Building Use: Campus Life  
Existing Gross Floor Area SF: 34,128  
Existing Building SF: 77,000  
Additional Building SF: 50,000  
Modified Total Building SF: 127,000  
Modified Floor Area SF: 80,785  
Building Stories: 2-3  
Date Constructed: 1955 (55,333 SF)  
Addition 1984 (18,000)
- MASON HALPHIN FIELDHOUSE & CONVOCATION CENTER EXPANSION  
Building Use: Athletic  
Existing Gross Floor Area SF: 42,334  
Existing Building SF: 32,333  
Additional Building SF: 30,000  
Modified Total Building SF: 103,333  
Modified Floor Area SF: 52,400  
Building Stories: 2-3  
Date Constructed: 1940 (31,704 SF)  
Addition 1974 (41,629 SF)
- ROCKHURST SCIENCE CENTER & EXPANSION  
Building Use: Academic/Administrative/Support  
Existing Gross Floor Area SF: 25,430  
Existing Building SF: 76,290  
Additional Building SF: 37,500  
Modified Total Building SF: 113,790  
Modified Floor Area SF: 37,500  
Building Stories: 3  
Date Constructed: 1996
- ACADEMIC BUILDING W/500 SEAT LEASURE HALL & BLACKBOX THEATER  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: 30,000  
Building SF: 87,000 (76,000 with 11,000 Theater)  
Building Stories: 4 w/ 75' Tall Theater
- NORTH PARKING STRUCTURE  
Building Use: Parking Structure with 10,000 SF Level 1 Commercial as noted below:  
a. Uses allowed in B-1 zoning  
b. Business Equipment Sales & Service  
c. Business Support Service (except day labor)  
d. Communication Service Establishments  
e. Drive-Through Facility (subject to traffic analysis)  
Gross Floor Area SF: 48,666 - 423 Parking Stalls  
Building SF: 140,000  
Building Stories: 3
- ATHLETIC FIELD FACILITIES  
Building Use: Facilities Services  
Gross Floor Area SF: 11,500  
Building SF: 11,500  
Building Stories: 1-2
- RESIDENCE HALL 4  
Building Use: Housing  
Gross Floor Area SF: 23,300  
Building SF: 80,600  
Building Stories: 3 - 4  
Date Constructed: 2022
- RESIDENCE HALL 1 (250 Beds)  
Building Use: Housing  
Gross Floor Area SF: 20,000  
Building SF: 90,000  
Building Stories: 5
- RESIDENCE HALL 2 (250 Beds)  
Building Use: Housing  
Gross Floor Area SF: 20,000  
Building SF: 90,000  
Building Stories: 5
- RESIDENCE HALL 3 (250 Beds)  
Building Use: Housing  
Gross Floor Area SF: 20,000  
Building SF: 90,000  
Building Stories: 5
- ACADEMIC GATEWAY BUILDING NORTH  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: +/- 28,000  
Building SF: 83,000  
Building Stories: 3 + 1 Level Wing
- ACADEMIC GATEWAY BUILDING SOUTH  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: +/- 28,000  
Building SF: 83,000  
Building Stories: 3 + 1 Level Wing

BUILDING KEY:

- EXISTING STRUCTURES TO REMAIN:
- JESUIT RESIDENCE (13 Beds)  
Building Use: Jesuit Housing (High School and Parish)  
Gross Floor Area SF: 10,000  
Building SF: 20,000 (12,896 east wing + 7,746 west wing)  
Building Stories: 2-3  
Date Constructed: 1991
- CONWAY HALL  
Building Use: Academic/Administrative/Facilities Service/Support  
Gross Floor Area SF: 10,258  
Building SF: 51,200  
Building Stories: 4-5  
Date Constructed: 1937, Renovation 2001
- GREENLEASE GALLERY  
Building Use: Art Gallery  
Gross Floor Area SF: 21,098  
Building SF: 42,112  
Building Stories: 1-2  
Date Constructed: 1987
- VAN ACKEREN HALL  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: 16,259  
Building SF: 48,777  
Building Stories: 3  
Date Constructed: 1953
- MCGEE HALL (209 BEDS)  
Building Use: Housing  
Gross Floor Area SF: 7,327  
Building SF: 43,960  
Building Stories: 6  
Date Constructed: 1967
- BELL TOWER  
Building Use: Electronic Carillon Bell Tower  
Gross Floor Area SF: 300  
Building SF: 300  
Building Stories: NA
- COMMUNITY CENTER & SECURITY DEPT (Removed phase 2)  
Building Use: Office/Facilities Services  
Gross Floor Area SF: 12,000  
Building SF: 12,000  
Building Stories: 1  
Date Constructed: 1995
- PUBLIC RELATIONS & MARKETING (Removed phase 2)  
Building Use: Administrative  
Gross Floor Area SF: 2,124  
Building SF: 4,248  
Building Stories: 2  
Date Constructed: +/- 1920
- ADJACENT GARAGE (Removed phase 2)  
Building Use: Support  
Gross Floor Area SF: 555  
Building SF: 555  
Building Stories: 1  
Date Constructed: +/- 1920
- STUDENT ACTIVITIES HALL  
Building Use: Campus Life  
Gross Floor Area SF: 3,000  
Building SF: 3,000  
Building Stories: 1  
Date Constructed: 1999
- CORCORAN HALL (194 BEDS)  
Building Use: Housing/Campus Life  
Gross Floor Area SF: 12,136  
Building SF: 48,544  
Building Stories: 3-4  
Date Constructed: 1962
- XAVIER-LOYOLA HALL (216 Beds - Removed phase 2)  
Building Use: Housing  
Gross Floor Area SF: 13,313  
Building SF: 53,262  
Building Stories: 3-4  
Date Constructed: 1959
- TOTAL TOWN HOUSE VILLAGE BEDS (206)  
TOWN HOUSE VILLAGE #100  
Building Use: Housing  
Gross Floor Area SF: 5,900  
Building SF: 9,360  
Building Stories: 2
- TOWN HOUSE VILLAGE #200  
Building Use: Housing  
Gross Floor Area SF: 11,100  
Building SF: 18,065  
Building Stories: 2
- TOWN HOUSE VILLAGE #300  
Building Use: Housing  
Gross Floor Area SF: 11,100  
Building SF: 18,065  
Building Stories: 2
- TOWN HOUSE VILLAGE #400  
Building Use: Housing  
Gross Floor Area SF: 7,100  
Building SF: 9,594  
Building Stories: 2
- TOWN HOUSE SUPPORT BLDG  
Building Use: Housing Support  
Gross Floor Area SF: 2,500  
Building SF: 2,500  
Building Stories: 1
- MAINTENANCE BLDG 1  
Building Use: Facilities Services  
Gross Floor Area SF: 355  
Building SF: 355  
Building Stories: 1
- MAINTENANCE BLDG 2  
Building Use: Facilities Services  
Gross Floor Area SF: 1,487  
Building SF: 1487  
Building Stories: 1
- MULTIPLE NEIGHBORHOOD BUSINESS BLDG  
Building Use: Business  
Gross Floor Area SF: 8,888  
Building SF: 8,888  
Building Stories: 1



Site Plan A4  
1" = 50'-0"

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PROJECT NO: 0221-2010  
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Signage Plan

**AS101**

KCMO Planning Submittal

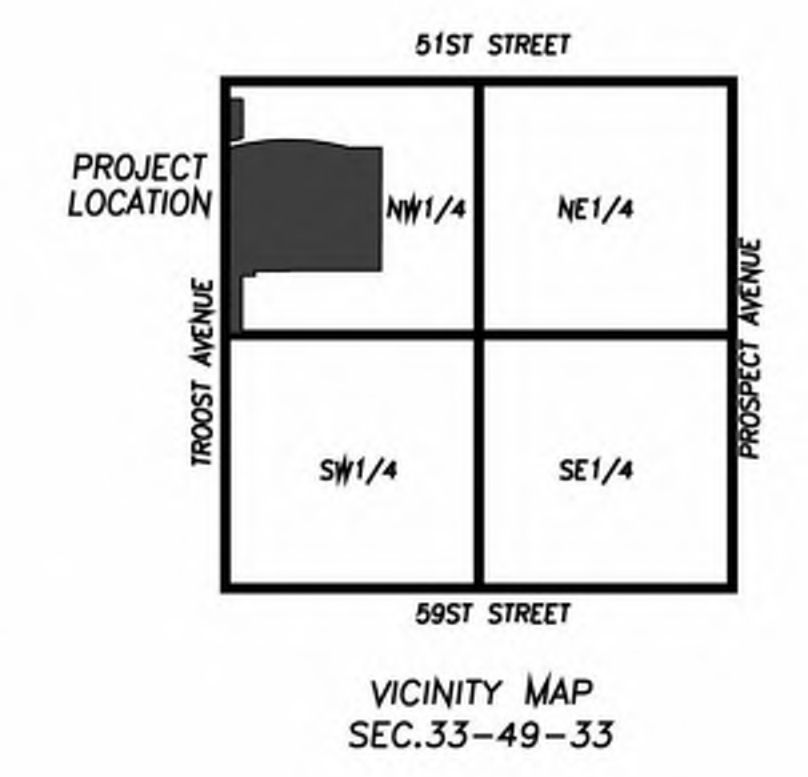


Existing Signage  
Size:

Material:  
Limestone



New Signage  
Materials:  
Limestone  
Painted Metal



Site Plan **A4**  
1" = 50'-0"

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Surrounding Zoning Map

**AS102**

KCMO Planning Submittal

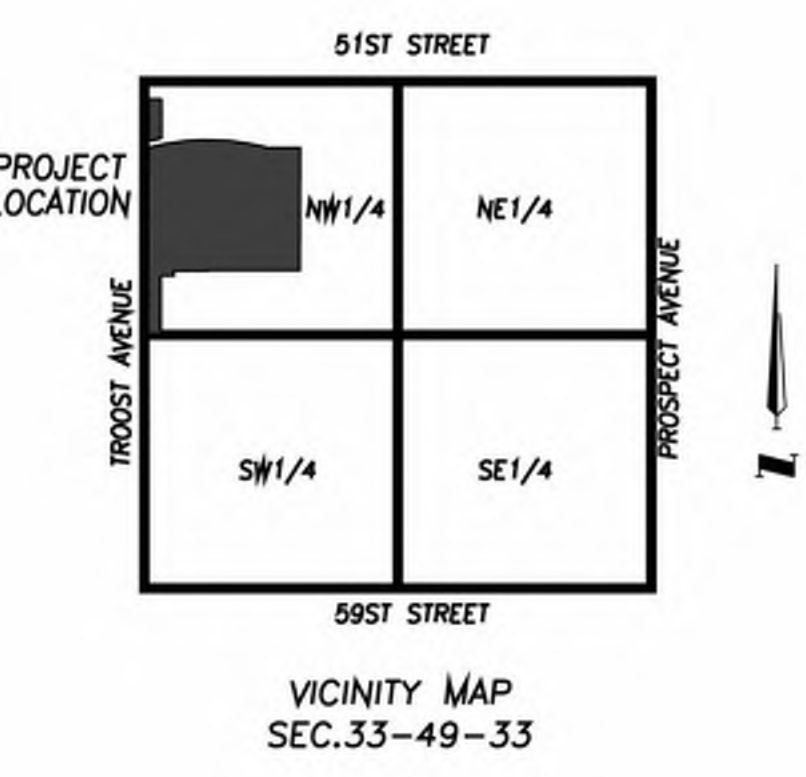
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    - LOCATION OF EXISTING PROPERTY LINES
    - LOCATION OF EXISTING EASEMENTS, EXISTING INTERIOR STREETS, AND RIGHT OF WAYS, VEHICULAR ACCESS
    - IDENTIFICATION OF ADJACENT PLATTED SUBDIVISION WITH LOTS AND TRACT NUMBERS
    - LOCATION AND DIMENSIONS OF EXISTING BUILDINGS AND SITE FEATURES
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  - USES FRONTING TROOST AVENUE WILL MAINTAIN SIDE YARD SETBACKS FROM ADJACENT RESIDENTIAL PROPERTIES AS REQUIRED BY BS-2 ZONING.

**KEY:**  
----- PROPOSED MASTER PLAN DEVELOPMENT LINE  
2,366,631 SF = 54.33 ACRES

- PARKING NOTES:**
- NEW ZONING ORDINANCE 420-06 FOR COLLEGES AND UNIVERSITIES:
- 1 PER 4 EMPLOYEES; 1 PER 10 STUDENTS
  - TOTAL REQUIRED CURRENTLY - 388 SPACES
  - CURRENT COUNT:
    - 350 EMPLOYEES @ 1 PER 4 = 88 SPACES
    - 3,000 STUDENTS @ 1 PER 10 = 300 SPACES
    - 2,000 PROJECTED COUNT
    - 440 EMPLOYEES @ 1 PER 4 = 110 SPACES
    - 2,400 STUDENTS @ 1 PER 10 = 240 SPACES
  - TOTAL REQUIRED SPACES FOR 2030 = 510
  - SPACES PROVIDED IN MASTER PLAN DEVELOPMENT=1052

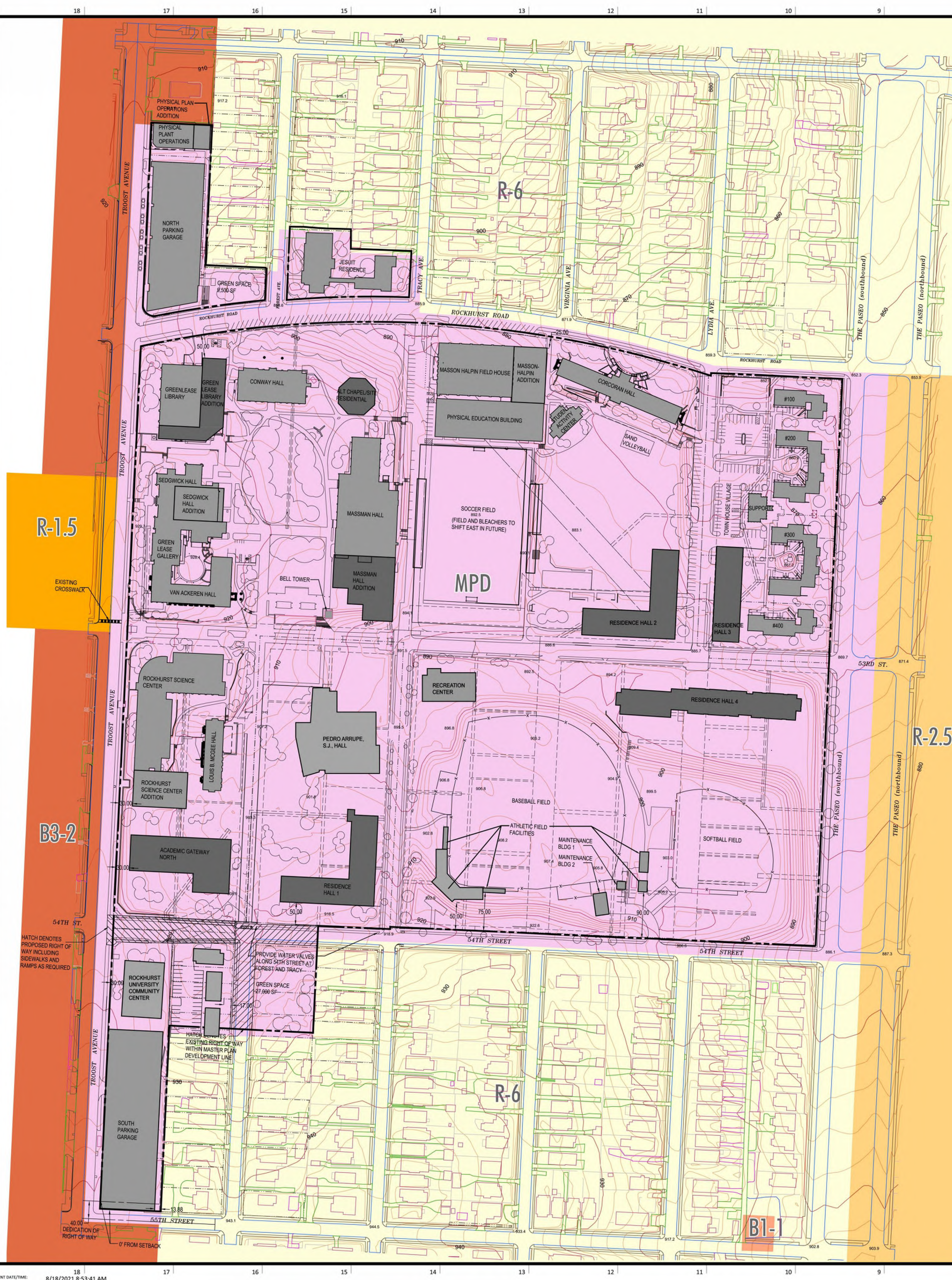
- CURRENT BUILDING STRUCTURE PROJECTS**
- SEDGWICK HALL (DEMO OF OLD EAST ADDITIONS AND RENOVATION / ADDITION TO EXISTING)  
Building Use: Administrative/Academic/Theater (Existing)/Support  
Existing Gross Floor Area SF: 16,975  
Existing Building SF: 67,800  
Demolished SF: 24,300  
Addition SF: 11,000  
Modified Total Building SF: 54,600  
Modified Floor Area SF: 13,650  
Building Stories: 4  
Date Constructed: 1914

- FUTURE BUILDING STRUCTURES**
- RESIDENCE HALL 4  
Building Use: Housing  
Gross Floor Area SF: 23,300  
Building SF: 80,600  
Building Stories: 3 - 4  
Date Constructed: 2022
- RESIDENCE HALL 1 (250 Beds)  
Building Use: Housing  
Gross Floor Area SF: 20,000  
Building SF: 90,000  
Building Stories: 5
- RESIDENCE HALL 2 (250 Beds)  
Building Use: Housing  
Gross Floor Area SF: 20,000  
Building SF: 90,000  
Building Stories: 5
- RESIDENCE HALL 3 (250 Beds)  
Building Use: Housing  
Gross Floor Area SF: 20,000  
Building SF: 90,000  
Building Stories: 5
- ACADEMIC GATEWAY BUILDING NORTH  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: +/- 28,000  
Building SF: 83,000  
Building Stories: 3 + 1 Level Wing
- ACADEMIC GATEWAY BUILDING SOUTH  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: +/- 28,000  
Building SF: 83,000  
Building Stories: 3 + 1 Level Wing



Site Plan A4  
1" = 50'-0"

- BUILDING KEY:**
- EXISTING STRUCTURES TO REMAIN:**
- JESUIT RESIDENCE (13 Beds)  
Building Use: Jesuit Housing (High School and Parish)  
Gross Floor Area SF: 10,000  
Building SF: 20,000 - (12,898 east wing + 7,146 west wing)  
Additional Building SF: 3,000  
Modified Total Building SF: 8,478  
Building Stories: 2-3  
Date Constructed: 1991
- CONWAY HALL  
Building Use: Academic/Administrative/Facilities Service/Support  
Gross Floor Area SF: 10,258  
Building SF: 51,200  
Building Stories: 4-5  
Date Constructed: 1937, Renovation 2001
- GREENLEASE GALLERY  
Building Use: Art Gallery  
Gross Floor Area SF: 21,958  
Building SF: 42,112  
Building Stories: 1-2  
Date Constructed: 1987
- VAN ACKEREN HALL  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: 16,259  
Building SF: 48,777  
Building Stories: 3  
Date Constructed: 1953
- MCGEE HALL (209 BEDS)  
Building Use: Housing  
Gross Floor Area SF: 7,327  
Building SF: 43,960  
Building Stories: 6  
Date Constructed: 1967
- BELL TOWER  
Building Use: Electronic Carillon Bell Tower  
Gross Floor Area SF: 300  
Building SF: 300  
Building Stories: NA
- COMMUNITY CENTER & SECURITY DEPT (Removed phase 2)  
Building Use: Office/Facilities Services  
Gross Floor Area SF: 12,000  
Building SF: 12,000  
Building Stories: 2  
Date Constructed: 1995
- PUBLIC RELATIONS & MARKETING (Removed phase 2)  
Building Use: Administrative  
Gross Floor Area SF: 2,124  
Building SF: 4,248  
Building Stories: 2  
Date Constructed: +/- 1920
- ADJACENT GARAGE (Removed phase 2)  
Building Use: Support  
Gross Floor Area SF: 555  
Building SF: 555  
Building Stories: 1  
Date Constructed: +/- 1920
- STUDENT ACTIVITIES HALL  
Building Use: Campus Life  
Gross Floor Area SF: 3,000  
Building SF: 3,000  
Building Stories: 1  
Date Constructed: 1999
- CORCORAN HALL (194 BEDS)  
Building Use: Housing/Campus Life  
Gross Floor Area SF: 12,136  
Building SF: 48,544  
Building Stories: 3-4  
Date Constructed: 1962
- XAVIER-LOYOLA HALL (216 Beds - Removed phase 2)  
Building Use: Housing  
Gross Floor Area SF: 13,313  
Building SF: 53,252  
Building Stories: 3-4  
Date Constructed: 1959
- TOTAL TOWN HOUSE VILLAGE BEDS (206)  
TOWN HOUSE VILLAGE #100  
Building Use: Housing  
Gross Floor Area SF: 5,900  
Building SF: 9,360  
Building Stories: 2
- TOWN HOUSE VILLAGE #200  
Building Use: Housing  
Gross Floor Area SF: 11,100  
Building SF: 18,065  
Building Stories: 2
- TOWN HOUSE VILLAGE #300  
Building Use: Housing  
Gross Floor Area SF: 11,100  
Building SF: 18,065  
Building Stories: 2
- TOWN HOUSE VILLAGE #400  
Building Use: Housing  
Gross Floor Area SF: 7,100  
Building SF: 9,194  
Building Stories: 2
- TOWN HOUSE SUPPORT BLDG  
Building Use: Housing Support  
Gross Floor Area SF: 2,500  
Building SF: 2,500  
Building Stories: 1
- MAINTENANCE BLDG 1  
Building Use: Facilities Services  
Gross Floor Area SF: 355  
Building SF: 355  
Building Stories: 1
- MAINTENANCE BLDG 2  
Building Use: Facilities Services  
Gross Floor Area SF: 1,487  
Building SF: 1487  
Building Stories: 1
- MULTIPLE NEIGHBORHOOD BUSINESS BLDG  
Building Use: Business  
Gross Floor Area SF: 8,888  
Building SF: 8,888  
Building Stories: 1
- BUILDING KEY (CONT):**
- PHYSICAL PLANT OPERATIONS  
Building Use: Facilities Services  
Existing Gross Floor Area SF: 5,478  
Existing Building SF: 5,478  
Additional Gross Floor Area SF: 2,700  
Additional Building SF: 3,000  
Modified Total Building SF: 8,478  
Building Stories: 1
- GREENLEASE LIBRARY  
Building Use: Library  
Existing Gross Floor Area SF: 34,186  
Existing Building SF: 42,100  
Additional Building SF: 35,000  
Modified Total Building SF: 77,100  
Modified Floor Area SF: 25,700  
Building Stories: 3
- MASSMAN HALL EXPANSION  
Building Use: Campus Life  
Existing Gross Floor Area SF: 34,128  
Existing Building SF: 77,000  
Additional Building SF: 50,000  
Modified Total Building SF: 127,000  
Modified Floor Area SF: 80,785  
Building Stories: 2-3  
Date Constructed: 1955 (55,333 SF)  
Addition 1984 (18,000)
- MASON HALPHIN FIELDHOUSE & CONVOCATION CENTER EXPANSION  
Building Use: Athletic  
Existing Gross Floor Area SF: 42,334  
Existing Building SF: 73,333  
Additional Building SF: 30,000  
Modified Total Building SF: 103,333  
Modified Floor Area SF: 52,400  
Building Stories: 2-3  
Date Constructed: 1940 (31,704 SF)  
Addition 1974 (41,629 SF)
- ROCKHURST SCIENCE CENTER & EXPANSION  
Building Use: Academic/Administrative/Support  
Existing Gross Floor Area SF: 25,430  
Existing Building SF: 76,290  
Additional Building SF: 37,500  
Modified Total Building SF: 113,790  
Modified Floor Area SF: 37,300  
Building Stories: 3  
Date Constructed: 1996
- ACADEMIC BUILDING W/500 SEAT LEATURE HALL & BLACKBOX THEATER  
Building Use: Academic/Administrative/Support  
Gross Floor Area SF: 30,000  
Building SF: 87,000 (76,000 with 11,000 Theater)  
Building Stories: 4 w/ 7th Tall Theater
- NORTH PARKING STRUCTURE  
Building Use: Parking Structure with 10,000 SF Level 1 Commercial as noted below:  
a. Uses allowed in B-1 zoning  
b. Business Equipment Sales & Service  
c. Business Support Service (except day labor)  
d. Communication Service Establishments  
e. Drive-Through Facility (subject to traffic analysis)  
Gross Floor Area SF: 48,666 - 423 Parking Stalls  
Building SF: 140,000  
Building Stories: 3
- ATHLETIC FIELD FACILITIES  
Building Use: Facilities Services  
Gross Floor Area SF: 11,500  
Building SF: 11,500  
Building Stories: 1-2



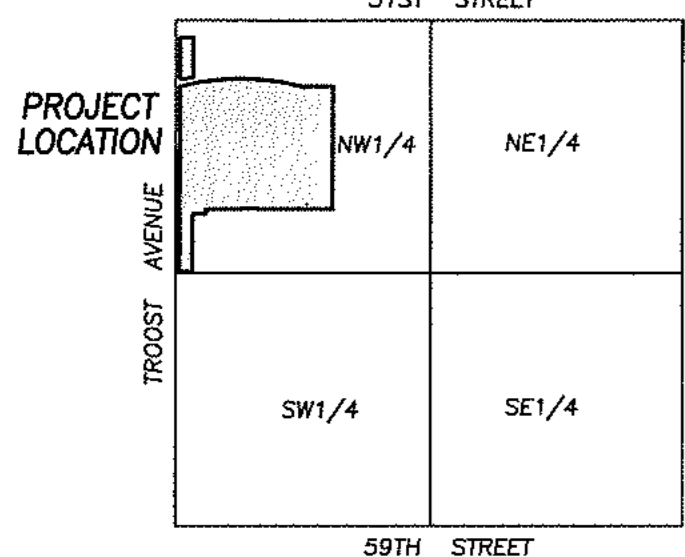
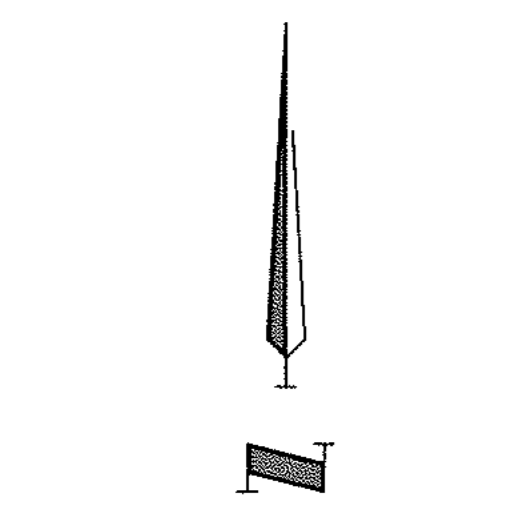
ROCKHURST UNIVERSITY

SHAFFER, KLINE & WARREN, INC. CIVIL ENGINEERS - LAND SURVEYORS TRAFFIC & TRANSPORTATION ENGINEERING LAND PLANNING - LANDSCAPE ARCHITECTURE

CLIENT HUSCH BLACKWELL SANDERS, LLC 1200 MAIN STREET, SUITE 1200 KANSAS CITY, MISSOURI 63105

108787-010 FEBRUARY 10, 2011 TLJ

SEE SHEETS 2, 3 AND 4 FOR LEGAL DESCRIPTIONS AND TITLE INFORMATION.

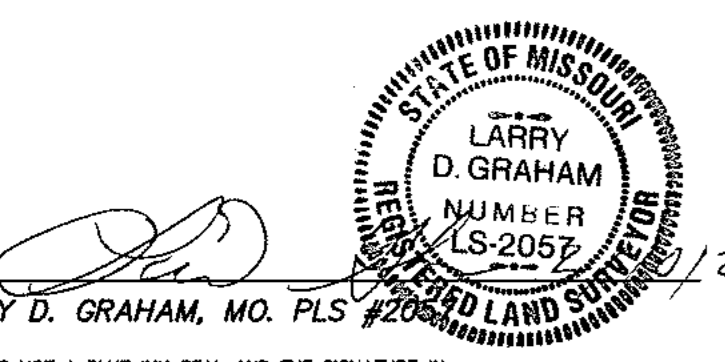


VICINITY MAP SEC. 33-49-33

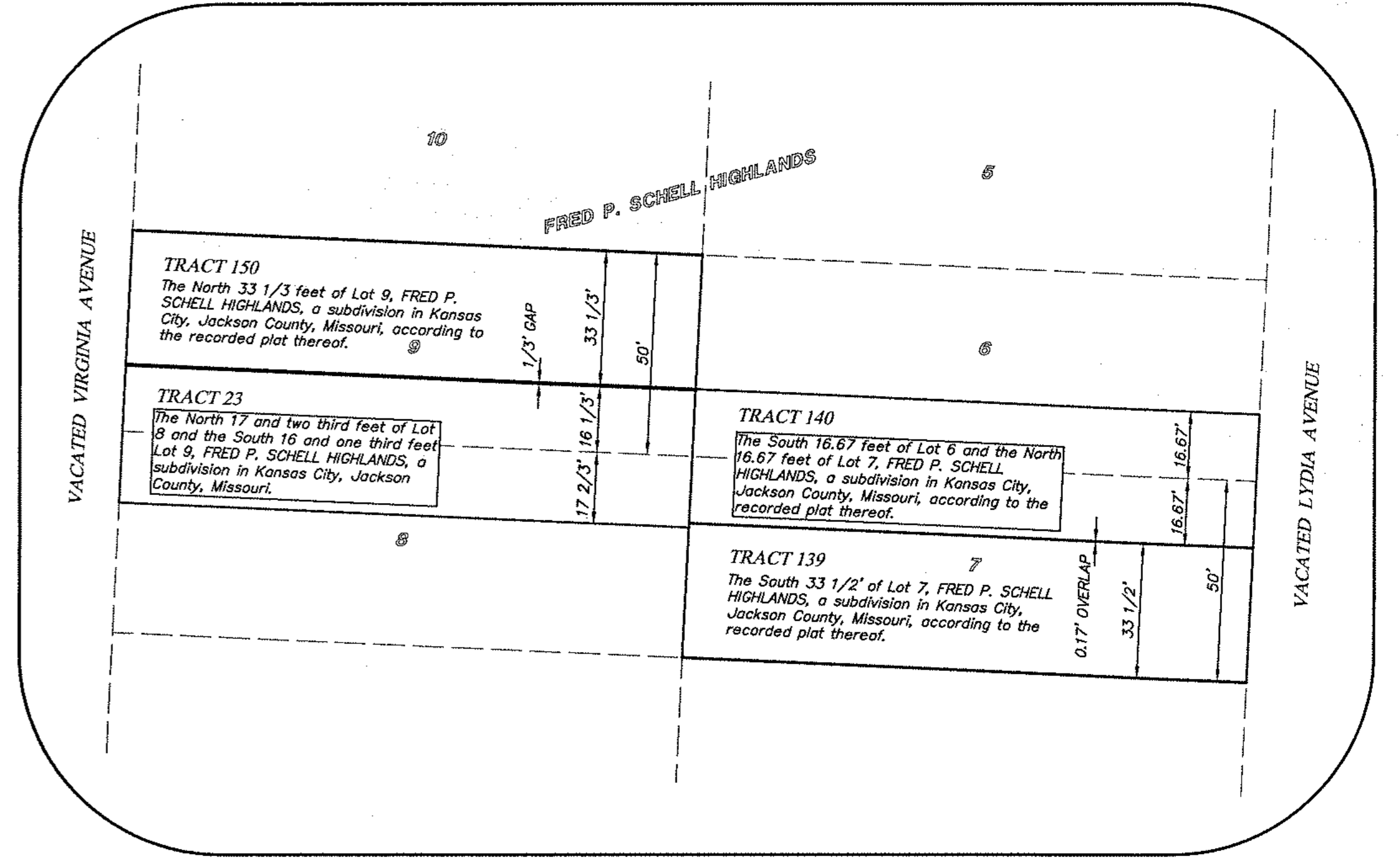
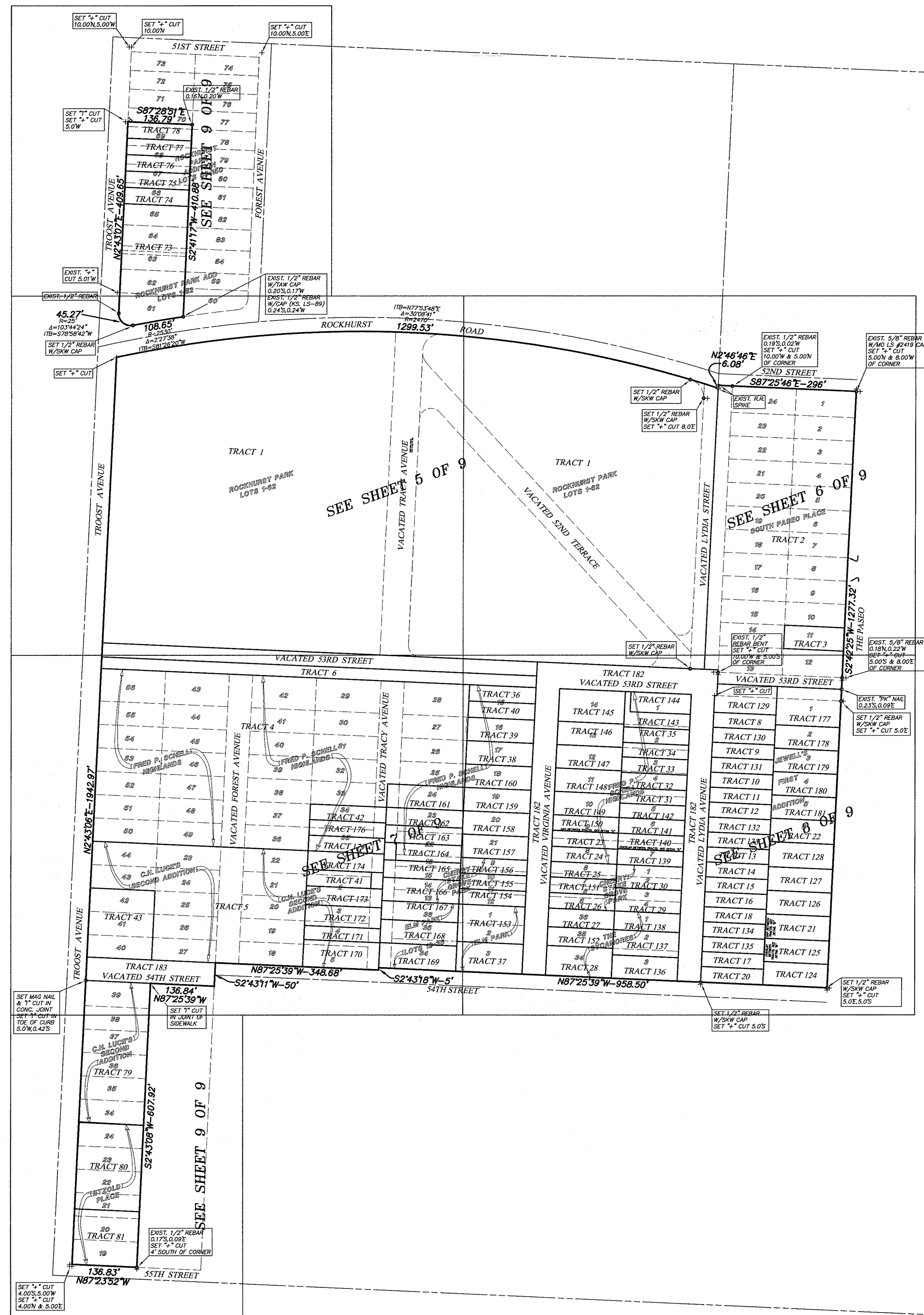
GENERAL NOTES: THE BEARINGS SHOWN HEREON ARE IN ACCORDANCE WITH THE STATE PLANE COORDINATE SYSTEM. MISSOURI WEST ZONE, NAD 83 DATUM. THIS SURVEY WAS CONDUCTED UNDER URBAN PROPERTY ACCURACY STANDARDS.

TOTAL AREA = 2,247,991 ± SQ. FT. 51.606 ± ACRES

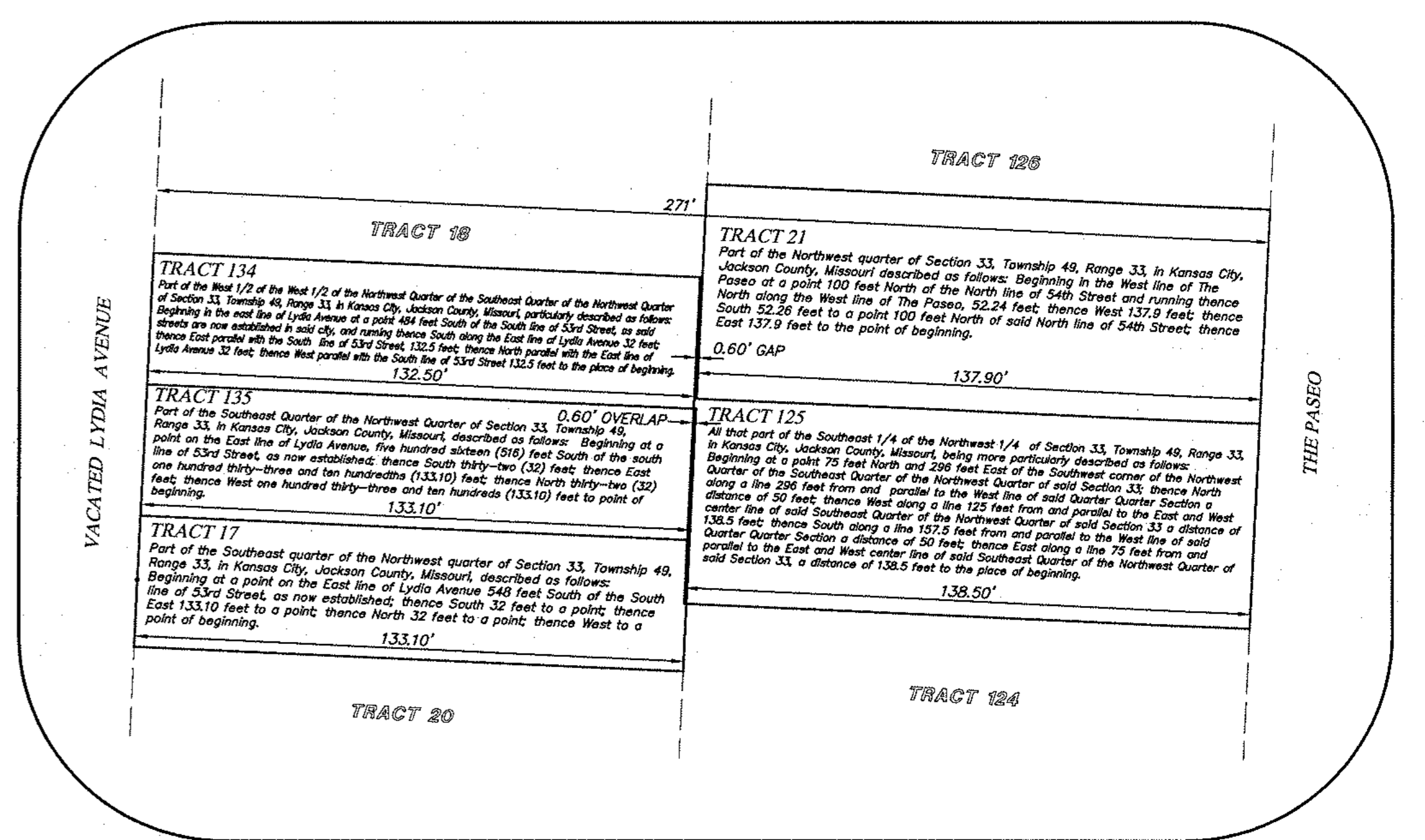
THIS IS TO CERTIFY TO FIRST BANK OF MISSOURI, AS MASTER TRUSTEE; BANK OF AMERICA, N.A. AND CHICAGO TITLE INSURANCE COMPANY, AS TITLE COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.



LARRY D. GRAHAM, M.O. PLS. #2057



DETAIL "A" SCALE 1"=30'



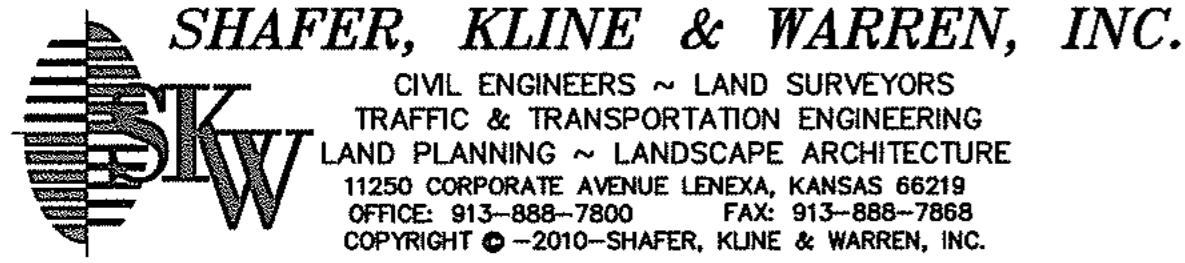
DETAIL "B" SCALE 1"=30'

ZONING NOTE: ACCORDING TO INFORMATION PROVIDED BY THE CITY OF KANSAS CITY, MISSOURI THE TRACTS THAT ADJUT TROOST AVENUE, EXCEPT TRACTS 4 AND 43 ARE ZONED COMMERCIAL. ALL OTHER TRACTS ARE ZONED RESIDENTIAL.





ROCKHURST UNIVERSITY



SHAFER, KLINE & WARREN, INC. CIVIL ENGINEERS - LAND SURVEYORS TRAFFIC & TRANSPORTATION ENGINEERING LAND PLANNING - LANDSCAPE ARCHITECTURE 11250 CORPORATE AVENUE LENEXA, KANSAS 66219 OFFICE: 913-888-7800 FAX: 913-888-7888 COPYRIGHT © -2010-SHAFER, KLINE & WARREN, INC.

CLIENT HUSCH BLACKWELL SANDERS, LLC 1200 MAIN STREET, SUITE 1200 KANSAS CITY, MISSOURI 63103 (314) 480-1236 (314) 480-1505

108787-010 FEBRUARY 10, 2011 TLJ

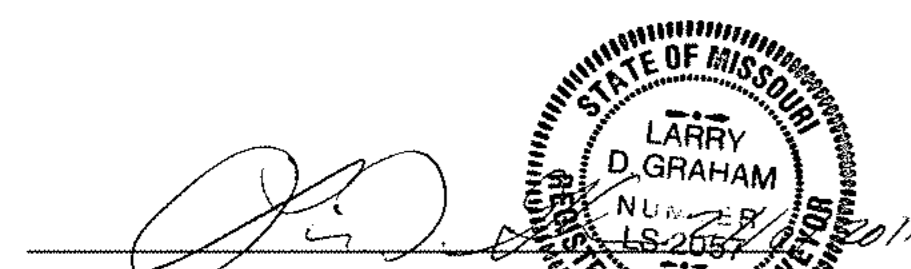
LEGAL DESCRIPTIONS (continued)

TRACT 148: Lot 11, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 149: Lot 10, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 150: The North 33 1/3 feet of Lot 9, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 151: The North 16.7 feet of Lot 6, and the South 16.6 feet of Lot 7, CHERRY-STAKE GROVE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 152: Lot 35, THE CYCAMORES, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 153: Lots 1 and 2, ELM PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 154: Lot 12, and the South 8 1/3 feet of Lot 11, CHERRY-STAKE GROVE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 155: All of the South 16 2/3 feet of Lot 10 and all of the North 16 2/3 feet of Lot 11, CHERRY-STAKE GROVE PARK, an addition in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 156: Lot 9, and the North 8 1/3 feet of Lot 10, CHERRY-STAKE GROVE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 157: Lot 21, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 158: Lot 20, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 159: Lot 19, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 160: Lot 18, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 161: Lot 24, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 162: The North 37.5 feet of Lot 23, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 163: The North 25 feet of Lot 22 and the South 12.5 feet of Lot 23, FRED P. SCHELL HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 164: Lot 16, EXCEPT the South 12 1/2 feet thereof, CHERRY STAKE GROVE PARK, and the South 25 feet of Lot 22, FRED P. SCHELL HIGHLANDS, both being subdivisions in Kansas City, Jackson County, Missouri, according to the recorded plats thereof.
TRACT 165: Lot 15, and the South 12 1/2 feet of Lot 16, CHERRY STAKE GROVE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 166: Lots 13 and 14, and together with the East 1/2 of the vacated Tracy Avenue adjoining said lots, CHERRY STAKE GROVE PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 167: Lot 36, LOTS 19 TO 36, BOTH INCLUSIVE, ELM PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 168: The North 10 feet of Lot 34 and all of Lot 35, LOTS 19 TO 36, BOTH INCLUSIVE, ELM PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 169: Lot 34, EXCEPT the North 10 feet thereof, ELM PARK, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying West and adjacent to said premises.
TRACT 170: Lot 5, EXCEPT the North 10 feet of C. H. LUCE'S SECOND ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 171: The North 10 feet of Lot 5, and the South 40 feet of Lot 4, C. H. LUCE'S SECOND ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 172: The South 35 feet of Lot 3 and the North 10 feet of Lot 4, C. H. LUCE'S SECOND ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 173: The South 25 feet of Lot 2 and the North 15 feet of Lot 3, C. H. LUCE'S SECOND ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 174: The North 40 feet of Lot 1, C. H. LUCE'S SECOND ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 175: Lot 35, EXCEPT the North 16 2/3 feet thereof, FRED P. SCHELL'S HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 176: The South 16 2/3 feet of Lot 34 and the North 16 2/3 feet of Lot 35, FRED P. SCHELL'S HIGHLANDS, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof; together with the vacated portion of vacated Tracy Avenue lying East and adjacent to said premises.
TRACT 177: Lot 1, and the South 1/2 of the vacated 53rd Street lying North of and adjoining said lot, KEWELL'S FIRST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 178: Lot 2, KEWELL'S FIRST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 179: Lot 3, KEWELL'S FIRST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 180: Lot 4, KEWELL'S FIRST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 181: Lot 5, KEWELL'S FIRST ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.
TRACT 182: All that part of vacated Virginia Avenue from the North line of 54th Street to the South line of 53rd Street, now vacated, vacated 53rd Street from the West line of Virginia Avenue to the East line of Lydia Avenue, and vacated Lydia Avenue from the South line of 53rd Street, now vacated to the North line of 54th Street, as vacated by Ordinance No. 030120, and filed as Document No. 2003K0274084.
TRACT 183: All that part of vacated 54th Street from the East line of Troast to the West line of Forest Avenue, as vacated by Ordinance No. 990752, filed June 22, 1999, as Document No. 1999K0035830.

TITLE NOTE:

TITLE INFORMATION SHOWN HEREON WAS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY PROFORMA FOR TITLE INSURANCE FILE NO.: 20105219, RECEIVED ON FEBRUARY 8, 2011 AND MARKED DRAFT.
SCHEDULE B EXCEPTIONS
1. Easement granted by Rockhurst University to Kansas City Power & Light Company filed March 30, 1993, as Document No. K-1073239, in Book K-2370, Page 1107, (Affects 10 feet West of and adjoining Lots 13 through 24 of Tract 8, including a part of the East half of Lydia Avenue, as shown on the Survey prepared by The Peridon Group, dated September 25, 2002, and certified October 6, 2002, as Project No. 02146, referred to hereinafter as the "Survey.") (shown hereon)
2. The reservation by the City of Kansas City of "...the right to construct, operate and maintain sewers along and across all of highways hereby vacated in said vacated part of Rockhurst Park..." in City Ordinance No. 34176 (a copy of which was recorded March 3, 1918, as Document No. 1239174, in Book B-1919, Page 572) which said ordinance otherwise vacated the plot of Rockhurst Park insofar as it had affected the area lying West of Lydia Street, East of Troast Avenue, North of 53rd Street and South of Rockhurst Road, as modified by City Ordinance No. 56935 (a copy of which was recorded October 9, 1984, as Document No. K-632795, in Book K-1357, Page 1534) which released the sewer easement in vacated Tracy Avenue from the North line of 53rd Street to the South line of Rockhurst Road. (Affects Tract 1)
3. Encroachment of Mason Hopkin Field House, Physical Education Building and Loyola Hall, over the Sewer Easements reserved in Ordinance No. 34176. (Affects Tract 1)
4. Utility Easements reserved by the City of Kansas City in vacated 53rd Street and vacated Forest Avenue in Ordinance No. 50439, which vacated said street, recorded as Document No. K-41101, in Book K-836, Page 2182. (shown hereon)
5. Utility Easement in the vacated Lydia Avenue herein described, reserved in Ordinance No. 821233, recorded as Document No. K-1061109, in Book K-2341, Page 1745, vacating the same and certain restrictions affecting the vacated areas as therein set forth. (shown hereon)
6. Utility Easement in the vacated 53rd Street and in vacated Tracy Avenue herein described, reserved in Ordinance No. 831343, as Document No. K-1135307, in Book K-2545, Page 2113, vacating the same and certain restrictions affecting the vacated areas as therein set forth. (shown hereon)
7. Sewer Line Easements running along what is apparently part of vacated 52nd Street Terrace and then branching into lines, which run Northeast and then East to the center of Lydia Street, as shown on the Survey, created by Ordinance No. 15258, filed April 24, 1913. (shown hereon)
8. Easement granted to Kansas City Power & Light Company as described in the document recorded as Document K-600415, in Book K-1287, Page 432, as modified by the partial disclaimer filed March 14, 1995, as Document No. K-0011038, in Book K-2812, Page 867. (shown hereon)
9. The "Cable Television Installation and Service Agreement Bulk Billed Units" executed by "Rockhurst College" and Kansas City Cable Partners filed July 1, 1991, as Document No. K-978361, in Book K-2139, Page 1659, as shown on the Survey. (Affects Tracts I and IV) (blanket)
EXCEPTIONS AFFECTING TRACT 1:
12. Easement for 6 foot sewer right-of-way, lying 348 feet East of Troast Avenue, created by Ordinance No. 15258, filed April 24, 1913. (shown hereon)
13. Encroachment of Conroy Hall over the above referenced 6 foot sewer right-of-way. (Affects Tract I)
14. Encroachment of 1-story wood garage onto the Kansas City Power & Light easement established in Book K-1287 at page 432. (Affects Tract I) (shown hereon)
15. Easement Conveyance granted to Kansas City Power & Light Company, a Missouri corporation by the instrument filed September 22, 1999, as Document No. 1999K05368. (Affects Tract I) (shown hereon)
16. Easement Conveyance granted to Kansas City Power & Light Company, a Missouri corporation by the instrument filed August 11, 2000, as Document No. 2000K0043876. (Affects Tract I) (shown hereon)
17. Except that part of Lot 1, South Paseo Place within Tract II taken and used for 52nd Street.
18. Easement for Pedestrian Right of Way, granted to the City of Kansas City, (Missouri), as described in instrument filed August 27, 2007 as Document No. 2007E0112179. (shown hereon)
19. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2005K0063060. (shown hereon)
EXCEPTIONS AFFECTING TRACT 4:
20. The Lease granted to the City of Kansas City in the recorded plat of FRED P. SCHELL HIGHLANDS to build sewers across the rear ends of all lots and to excavate for a width of three feet, as modified or affected by the quitclaim deed filed July 29, 1986, as Document No. K-0033413, in which the City of Kansas City quitclaimed to Rockhurst University "All that part of the platted, sewer easement located in the rear 3 feet of Lots 43 through 56, inclusive, of Fred P. Schell Highlands Addition..."
21. Easement granted to Kansas City Power & Light Company as described in the document recorded as Document No. A-472257, in Book B-3027, Page 523. (Affects part of Lot 27)
22. Easement granted to Kansas City Power & Light Company as described in the document recorded as Document No. A-388800, in Book B-2866, Page 306. (Affects part of Lot 28)
23. Easement granted to Kansas City Power & Light Company as described in Book K-715, Page 1306, as Document No. K-311322. (Affects Lots 31 and 41) (shown hereon)
24. Sewer Easement condemned by the City of Kansas City, over the South 5 feet of Lot 36, through Ordinance No. 15039, approved January 30, 1913. (shown hereon)
25. The Cable Television Installation and Service Agreement, Bulk Billed Units, executed by Rockhurst College and by Kansas City Cable Partners, recorded July 1, 1991, as Document No. K-978361, in Book K-2139, Page 1659. (Affects Lots 43 through 49) (blanket)
26. Easement Conveyance granted to Kansas City Power & Light Company, a Missouri corporation by the instrument filed January 4, 2002, as Document No. 2002K0000464. (Affects Lots 25 through 28 of Tract 4) (shown hereon)
27. Easement granted to Kansas City Power & Light Company, by the instrument recorded as Document No. K1188735, in Book K-2681 at page 18. (Affects Lots 43, 50, 51 and 52 in Tract 4). (shown hereon)
28. Terms and provisions of Access Easement Agreement by and between Rockhurst University, a Missouri not-for-profit corporation and The City of Kansas City, Missouri, a municipal corporation, recorded August 17, 1999, as Document No. 1999K0047986. (Affects both Tracts 4 and 5) (shown hereon)
29. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K0000464. (shown hereon)
EXCEPTIONS AFFECTING TRACT 5:
30. The Lease granted to the City of Kansas City in the recorded plat of C.H. LUCE'S SECOND ADDITION to construct sewers over the rear end of each lot and to excavate for a width of three feet. (shown hereon)
31. Sewer Easement over the North 5 feet of Lot 23 as established under Ordinance No. 15039. (shown hereon)
SUBNOTE: We are aware of the above easement insofar as it affects Lot 22, but unrecorded ordinances are otherwise beyond the scope of our search.
32. Easement granted to Kansas City Power & Light Company as described in the document recorded as Document No. K-311320, in Book K-715, Page 1304. (Affects Lot 23) (shown hereon)
33. Covenants and restrictions, but exempting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin, unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, contained under Document No. A-820394. (Affects Lots 43 and 44)
34. Easement granted to Kansas City Power & Light Company as described in the document recorded as Document No. K-1188735, in Book K-2681, Page 18. (Affects Lots 23, 24, 43 and 44 of Tract V and Lots 49, 50, 51 and 52 of Tract IV.)
EXCEPTIONS AFFECTING TRACT 7:
35. Driveway easement over the North 5 feet of the land and other property, as established in Document No. 1431186, in Book B-2105, at Page 203.
36. Terms and provisions of Urban Homesteading Sales Agreement, recorded November 15, 1977, as Document No. K-347563.
37. Easement granted to Kansas City Power & Light Company by the instrument filed as Document No. 2000K0028838. (Affects part of C.H. Luce's 2nd Addition)
EXCEPTIONS AFFECTING TRACT 9:
38. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 10:
39. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 11:
40. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 13:
41. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 14:
42. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 15:
43. The land described on Schedule A may lie within the boundaries of a public sewer district. Pursuant to 249.255 and 249.645 RSMo Supp. 1991, unpaid sewer charges shall be excluded from policy coverage.
44. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 16:
45. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 18:
46. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 19:
47. Driveway Easement over the North 2 feet 9 inches of the premises in question to be used in connection with the South 4 feet 3 inches of the premises adjoining on the North, as set forth in the instrument filed for record March 6, 1936, under Document No. A-572299, in Book B-353, at Page 41. (In Tract 17)
48. Sewer easement to Kansas City over rear or East 3 feet of premises in question, as set forth in the dedication of the recorded plat.
EXCEPTIONS AFFECTING TRACT 21:
49. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed August 25, 2003 as Document No. 2003K0065403. (shown hereon)
EXCEPTIONS AFFECTING TRACT 22:
50. Rear utility easement of 4 feet as set forth in the dedication of the recorded plat. (shown hereon)
51. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 23:
52. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed August 25, 2003 as Document No. 2003K0065403. (shown hereon)
EXCEPTIONS AFFECTING TRACT 25:
53. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACTS 7, 18, 24 THROUGH 46, 139 THROUGH 151, 154 THROUGH 166, AND 175:
54. Rear Utility Easement and/or license of 3 feet as established by the recorded plat.
EXCEPTIONS AFFECTING TRACT 26:
55. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2003K0046360. (shown hereon)
EXCEPTIONS AFFECTING TRACT 29:
56. Easement granted to Kansas City Power & Light Company to install one pole on the rear property line of Lot 3 in the Southwest corner, established by instrument filed for record November 14, 1927, as Document No. A-360251, in Book B-2808, at Page 58. (shown hereon)
57. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2003K0046360. (shown hereon)
EXCEPTIONS AFFECTING TRACT 32:
58. INTENTIONALLY DELETED
EXCEPTIONS AFFECTING TRACT 34:
59. INTENTIONALLY DELETED
60. INTENTIONALLY DELETED
61. Easement granted to Kansas City Power and Light Company as set forth in instrument filed November 23, 1976, under Document No. K-311300, in Book K-715, at Page 1284, over a portion of subject property. (shown hereon)
EXCEPTIONS AFFECTING TRACT 37:
62. Easement granted to Kansas City Power & Light Company as described by Document No. 2002K0000464, filed January 4, 2002. (shown hereon)
63. Easement granted to Kansas City Power & Light Company as described by Document No. 2003K0046360. (shown hereon)
64. Easements, if any, for public utilities, installed in, under or upon the vacated portions of Virginia Avenue and 53rd Street prior to the vacation thereof, and for which no notice appears in the Office of the Recorder of Deeds.
EXCEPTIONS AFFECTING TRACT 39:
65. Easement granted to Kansas City Power and Light Company as set forth in instrument filed November 23, 1976, under Document No. K-311331, in Book K-715, at Page 1315, over a portion of subject property. (shown hereon)
66. Easement granted to Kansas City Power and Light Company as set forth in instrument filed June 17, 1998, under Document No. 98K-31913, in Book K-3216, at Page 447, over a portion of subject property and assigned to the City of Kansas City, Missouri in instrument filed July 15, 1999 under Document No. 1999K0046069. (shown hereon)
EXCEPTIONS AFFECTING TRACT 41:
67. Utility easements in that part of the premises in question in the vacated avenue herein described, reserved in Ordinance No. 831343, of the City of Kansas City, Missouri, filed for record April 18, 1994, under Document No. K-1135307, in Book K-2545, at Page 2113. (corrected and no. 122210) (shown hereon)
68. Utility easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon)
69. Utility easements in that part of the premises in question in the vacated avenue herein described, reserved in Ordinance No. 831343 of the City of Kansas City, Missouri, filed for record April 18, 1994, under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon)
EXCEPTIONS AFFECTING TRACT 42:
70. Deed of Trust dated May 5, 1972, executed by William L. Lacy and Doris Lacy, husband and wife, to Martin Anderson, Trustee(s) for Mid-Central Mortgage & Investment Co., Inc., filed for record May 6, 1972, under Document No. K-155706, in Book K-343, at Page 279, given to secure an indebtedness of \$13,000.00 and any other amount payable under the terms thereof.
Appointment of Successor Trustee dated January 13, 1992, executed by Security Pacific National Bank, filed February 14, 1992, under Document No. K-1070350, in Book K-2210, Page 890 wherein Terrence Ahern was appointed to act in place of Martin Anderson as Trustee under Deed of Trust filed under Document No. K-155706, in Book K-343, Page 279.
Request that in case of foreclosure of the above Deed of Trust, notice of the same be mailed to Freedlander, Inc. The Mortgage People, at 4235 Inskip Drive, Glen Allen, Virginia, as contained in the instrument recorded November 15, 1985 at K-689099 in Book K-1481 at page 2084.
71. INTENTIONALLY DELETED
72. Utility easement in that part of the subject property in the vacated street herein described, reserved in Ordinance No. 831343, of the City of Kansas City, filed for record April 18, 1994, under Document No. K-1135307, in Book K-2545, at Page 2113. (shown hereon)
73. Loss or damage sustained due to lack of access to a public road from the land.
NOTE: Access to and from the premises in question was afforded over Tracy Avenue, prior to the vacation of said street.

SEE SHEET 1 FOR CERTIFICATION



LARRY D. GRAHAM, MO. PLS #2057

IF THIS IS NOT A BLUE INK SEAL AND THE SIGNATURE IN BLUE INK, THE PLAN IS A COPY THAT SHOULD BE REJECTED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES.

108787-010 NW 1/4, SEC. 33-69-33 JACKSON COUNTY, MISSOURI 108787-010USDRLDWG

ROCKHURST UNIVERSITY



HUSCH BLACKWELL SANDERS, LLC 1200 MAIN STREET, SUITE 1200 KANSAS CITY, MISSOURI 63105

108787-010 FEBRUARY 10, 2011 TLJ

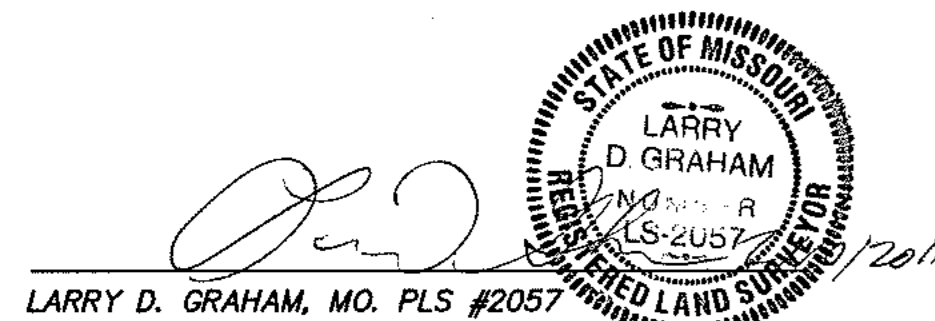
TITLE NOTE (continued)

- EXCEPTIONS AFFECTING TRACT 43: 74. Easement granted to Kansas City Power and Light Company by the instrument filed August 11, 1930, as Document No. A-451426, in Book 2981, of Page 314, said easement being fully described in said document. As revised by the instrument filed September 29, 1930, as Document No. A-455188, in Book 2983, of Page 444. 75. Terms and provisions of the Redevelopment Contract dated May 23, 1995 and filed April 23, 1999, as Document No. 1999K0022423. (nothing to plot) 76. Terms and provisions of the Special Warranty Deed dated April 16, 1998, filed April 23, 1999, as Document No. 1999K0022424. (nothing to plot) 77. Easements, if any, for public utilities, installed in, under or upon the vacated 54th Street prior to the vacation thereof as vacated by Ordinance No. 990752 and filed as Document No. 1999K0035630, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) (SEE BELOW FOR TRACTS 43 THROUGH 47 EXCEPTIONS) EXCEPTIONS AFFECTING TRACT 73: 78. License granted to the City of Kansas City to build sewers across the rear ends of all lots, and for such purpose to excavate for a width of 3 feet across the rear ends as set forth in the dedication of the recorded plat. (shown hereon) 79. INTENTIONALLY DELETED EXCEPTIONS AFFECTING TRACTS 74, 75, 76, 77 AND 78: 80. License granted to the City of Kansas City to build sewers across the rear ends of all lots, and for such purpose to excavate for a width of 3 feet across the rear ends as set forth in the dedication of the recorded plat. (shown hereon) 81. Sewer easement reserved in the instrument recorded in Book B-1962 of Page 460, as Document No. 1342530, across the rear 3 feet of the premises in question. EXCEPTIONS AFFECTING TRACT 79: 82. Easements, if any, for public utilities, installed in, under or upon the vacated 54th Street prior to the vacation thereof as vacated by Ordinance No. 990752 and filed as Document No. 1999K0035630, and for which no notice appears in the Office of the Recorder of Deeds. 83. Terms and provisions of the Access Easement Agreement as described by instrument filed as Document No. 1999K0047896. (shown hereon) 84. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 80: 85. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 86. Easement granted to Kansas City Power and Light Company as set forth in instrument filed January 31, 1969, under Document No. K-40109 in Book K-92, Page 1779, over the Northerly portion of Lot 24. (shown hereon) EXCEPTIONS AFFECTING TRACT 81: 87. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) EXCEPTIONS AFFECTING TRACT 124: 108. INTENTIONALLY DELETED EXCEPTIONS AFFECTING TRACTS 124, 125, 126 and 127: 109. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 126: 110. INTENTIONALLY DELETED EXCEPTIONS AFFECTING TRACT 128: 111. INTENTIONALLY DELETED 112. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 98K31918 in Book K-3218 of Page 452. (page no. corrected 122210) (shown hereon) 113. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 131: 114. INTENTIONALLY DELETED EXCEPTIONS AFFECTING TRACT 132: 115. INTENTIONALLY DELETED EXCEPTIONS AFFECTING TRACT 133: 116. INTENTIONALLY DELETED EXCEPTIONS AFFECTING TRACT 136: 117. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2003K0046360. (shown hereon) EXCEPTIONS AFFECTING TRACT 137: 118. Utility easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 119. INTENTIONALLY DELETED 120. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2003K0046360. (shown hereon) 121. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 138: 122. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 123. INTENTIONALLY DELETED 124. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2003K0046360. (shown hereon) 125. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 139 THROUGH 150: 126. Utility easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 127. Easements, if any, for public utilities, installed in, under or upon the vacated Tracy Avenue and 53rd Street prior to the vacation thereof by Ordinance No. 931343 filed as Document No. K-1135307 in Book K-2545 of Page 2113, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon, but does not affect these tracts) EXCEPTIONS AFFECTING TRACT 151: 128. License granted to the City of Kansas City to build sewers across the rear or East 3 feet as set forth in the dedication of the recorded plat. (shown hereon) 129. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 152: 130. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 153: 131. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 154: 132. Sewer right of way established by the recorded plat of said subdivision over the West 3 feet of the land. (shown hereon) 133. INTENTIONALLY DELETED 134. Easement granted to Kansas City Power and Light Company over the South 3 feet of the subject property as set forth in Document No. K-311307 in Book K-715, Page 1291. (shown hereon) 135. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 98K031914 in Book K-3218 of Page 448. (shown hereon) 136. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 155: 137. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 156: 138. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 139. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 157: 140. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) EXCEPTIONS AFFECTING TRACTS 158, 159, 160, 161, 162 and 163: 141. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 142. INTENTIONALLY DELETED 143. Easement granted to Kansas City Power and Light Company by Document No. K-311322 in Book K-715, Page 1306, over the North 3 feet of Lot 20. (Affects Tract 158) (shown hereon) 144. Easements, if any, for public utilities, installed in, under or upon the vacated Tracy Avenue and 53rd Street prior to the vacation thereof by Ordinance No. 931343 filed as Document No. K-1135307 in Book K-2545 of Page 2113, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) 145. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon) EXCEPTIONS AFFECTING TRACT 164: 146. Sewer easement or license granted to Kansas City by the dedication of the plat of Cherry Stake Grove Park filed August 8, 1911, and of the plat of Fred P. Schell Highlands filed October 21, 1908, over the rear 3 feet of the premises in question. (shown hereon) 147. Easements, if any, for public utilities, installed in, under or upon the vacated Tracy Avenue and 53rd Street prior to the vacation thereof by Ordinance No. 931343 filed as Document No. K-1135307 in Book K-2545 of Page 2113, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) 148. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon) EXCEPTIONS AFFECTING TRACT 165: 149. Sewer easement established by the recorded plat of said subdivision over the rear or East 3 feet of the land. (shown hereon) 150. Easements, if any, for public utilities, installed in, under or upon the vacated Tracy Avenue and 53rd Street prior to the vacation thereof by Ordinance No. 931343 filed as Document No. K-1135307 in Book K-2545 of Page 2113, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) 151. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon)

TITLE NOTE (continued)

- EXCEPTIONS AFFECTING TRACT 166: 152. Sewer easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 153. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) 154. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon) EXCEPTIONS AFFECTING TRACT 167: 155. Prohibition to construct or maintain billboards exceeding 10 square feet in size, as established by the plat of said subdivision. 156. License granted to the City of Kansas City to build sewers across the rear ends of all lots, and for such purpose to excavate for a width of 3 feet across the rear ends as set forth in the dedication of the recorded plat. (shown hereon) 157. INTENTIONALLY DELETED 158. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) 159. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon) EXCEPTIONS AFFECTING TRACT 168: 160. Utility easement established by the recorded plat of said subdivision over the rear 3 feet of the land. (shown hereon) 161. Prohibition to construct or maintain billboards exceeding 10 square feet in size, as established by the plat of said subdivision. 162. INTENTIONALLY DELETED 163. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) 164. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon) EXCEPTIONS AFFECTING TRACT 169: 165. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) 166. Easement granted to Kansas City Power & Light Company as described by instrument filed as Document No. 2002K000464. (shown hereon) EXCEPTIONS AFFECTING TRACTS 170, 171 and 172: 167. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) EXCEPTIONS AFFECTING TRACT 173: 168. Easement granted to Kansas City Power & Light Company, as described by instrument filed November 23, 1976, as Document No. K-311325 in Book K-715 of Page 1309. (shown hereon) 169. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) 170. Easement granted to Kansas City Power & Light Company, as described by instrument filed June 17, 1990 as Document No. 98-K-31914 in Book K-3218 of Page 448. (doc no. corrected 122210) (shown hereon) EXCEPTIONS AFFECTING TRACT 174: 171. Right of way for sewer purposes over and along the North 5 feet of the land in question as condemned and taken by Ordinance No. 15039, of Kansas City, Missouri, approved January 30, 1913. (shown hereon) 172. Utility easements in that part of the premises in question in the vacated Tracy Avenue herein described, reserved in Ordinance No. 931343 of the City of Kansas City filed for record April 18, 1994 under Document No. K-1135307 in Book K-2545, Page 2113. (shown hereon) EXCEPTIONS AFFECTING TRACTS 175 and 176: 173. INTENTIONALLY DELETED 174. Easements, if any, for public utilities, installed in, under or upon the vacated Tracy Avenue and 53rd Street prior to the vacation thereof by Ordinance No. 931343 filed as Document No. K-1135307 in Book K-2545 of Page 2113, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING TRACT 177: 175. Utility easement established by the recorded plat of said subdivision over the rear 4 feet of the land. (shown hereon) 176. INTENTIONALLY DELETED 177. Easements, if any, for public utilities, installed in, under or upon the vacated 53rd Street prior to the vacation thereof, and for which no notice appears in the Office of the Recorder of Deeds. 178. Utility easement in the vacated 53rd Street herein described, reserved in Ordinance No. 931343, vacating the same, a copy of which was recorded in Book K-2545, Page 2113, as Document No. K-1135307. (shown hereon) 179. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 178: 180. Utility easement established by the recorded plat of said subdivision over the rear 4 feet of the land. (shown hereon) 181. INTENTIONALLY DELETED 182. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 179: 183. Utility easement established by the recorded plat of said subdivision over the rear 4 feet of the land. (shown hereon) 184. INTENTIONALLY DELETED 185. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 180: 186. Utility easement established by the recorded plat of said subdivision over the rear 4 feet of the land. (shown hereon) 187. INTENTIONALLY DELETED 188. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACT 181: 189. Easement granted to Kansas City Cable Partners d.b.a. Time Warner Cable, a general partnership, as described by instrument filed as Document No. 2003K0065403. (shown hereon) EXCEPTIONS AFFECTING TRACTS 6 THROUGH 18, 20, 22 THROUGH 40, 129 THROUGH 160 AND 182: 190. Easements, if any, for public utilities, installed in, under or upon the vacated Virginia Avenue, Lydia Avenue and 53rd Street prior to the vacation thereof as described by Ordinance No. 030120 filed as Document No. 2003K0074084, and for which no notice appears in the Office of the Recorder of Deeds. (shown hereon) EXCEPTIONS AFFECTING ALL PARCELS OF LAND: 191. Ordinances, if any, which provide for special assessments for the repair or replacement of sidewalks, curbs, sewers, weed cutting and gutters for which tax bills have not been issued at this time. 192. Tenancy rights, as tenants only, if parties in possession by virtue of student occupancy agreements. 193. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any other matters which would be disclosed by an accurate survey and inspection of the premises. EXCEPTIONS AFFECTING THOSE TRACTS FRONTING PASEO BOULEVARD (TRACTS 2, 3, 21, 22, 48, 124 THROUGH 128, 177 THROUGH 181) 216. Right of way, appurtenances, provisions and limitations, in relation to the boulevard known as the Paseo Boulevard. ADDITIONAL EXCEPTION AFFECTING TRACT 1: 217. Easement granted to Kansas City Power & Light Company by instrument filed July 20, 2009 as Document No. 2009K007849. (cannot plot, over the conduit as installed) ADDITIONAL EXCEPTION AFFECTING TRACTS 28, 37, 138, 169 AND 170: 218. Easement granted to Kansas City Power & Light Company as described by instrument filed September 28, 2009 as Document No. 2009K007860. (cannot plot, over the conduit as installed) AS TO ALL TRACTS 219. Omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. 220. Matters revealed by that certain survey prepared by Shafer, Kline & Warren, Inc., dated January 5, 2011 and last revised, as Job No. 108787-010.

SEE SHEET 1 FOR CERTIFICATION



LARRY D. GRAHAM, MO. PLS #2057

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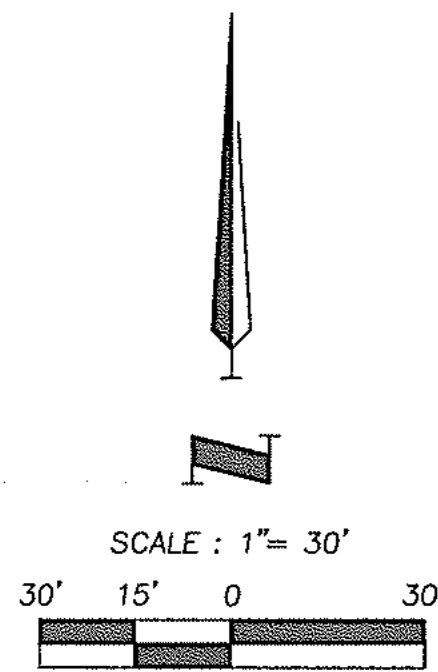
108787-010 NW 1/4, SEC. 33-49-33 JACKSON COUNTY, MISSOURI 108787-010SJR.DWG

ROCKHURST UNIVERSITY

SHAFER, KLINE & WARREN, INC. CIVIL ENGINEERS - LAND SURVEYORS TRAFFIC & TRANSPORTATION ENGINEERING LAND PLANNING - LANDSCAPE ARCHITECTURE 11200 CORPORATE AVENUE, LENEXA, KANSAS 66219 OFFICE: 913-888-7800 FAX: 913-888-7868 COPYRIGHT © 2010-SHAFER, KLINE & WARREN, INC.

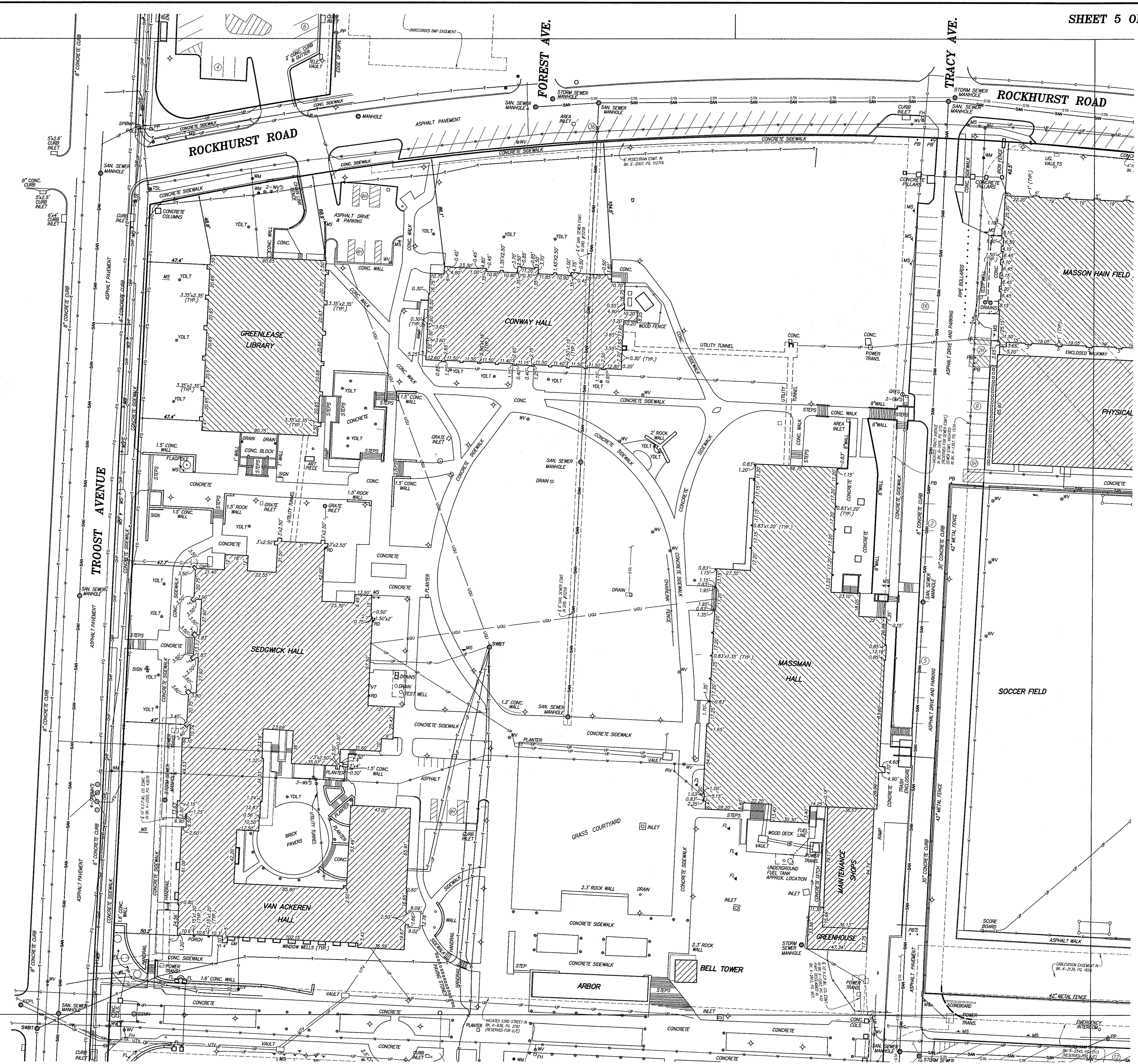
CLIENT HUSCH BLACKWELL SANDERS, LLC 1200 MAIN, SUITE 800 KANSAS CITY, MISSOURI 64105 (314) 480-1736 (314) 480-1505

108787-010 FEBRUARY 10, 2011 T.L.J.



LEGEND

- EM = ELECTRIC METER
FH = FIRE HYDRANT
FL = FLOOD LIGHT
GM = GAS METER
GV = GAS VALVE
KCPH = KCPH MANHOLE
LFL = LIGHT POLE
MS = METAL SIGN
PB = PIPE BOLLARD
PPLT = POWER POLE W/LIGHT
SAN = UNDERGROUND SANITARY SEWER
SD = ROOF DRAIN
SSMH = SANITARY SEWER MANHOLE
SCD = SEWER CLEANOUT
SSBHM = SIGNAL BELL SIGN MANHOLE
TSL = TRAFFIC SIGNAL
TVS = CABLE TV RISER
WM = WATER METER
WMH = WATER METER MANHOLE
WV = WATER VALVE
YLT = YARD LIGHT
OHP = OVERHEAD POWER
T = UNDERGROUND CABLE TELEPHONE
UTV = UNDERGROUND CABLE TELEVISION
FO = UNDERGROUND FIBEROPTIC LINE
G = UNDERGROUND GAS
UP = UNDERGROUND POWER
STR = UNDERGROUND STORM SEWER
UGU = UNDERGROUND UTILITIES
W = DENOTES THE NUMBER OF MARKED PARKING STALLS
D = DENOTES THE NUMBER OF MARKED DISABLED PARKING STALLS



SEE SHEET 1 FOR CERTIFICATION

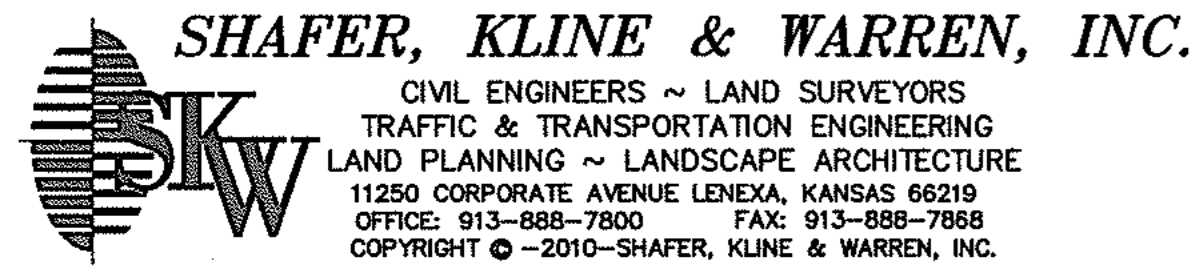
STATE OF MISSOURI LARRY D. GRAHAM LICENSED LAND SURVEYOR No. 18 LS-2087

LARRY D. GRAHAM, MO. PLS #2057

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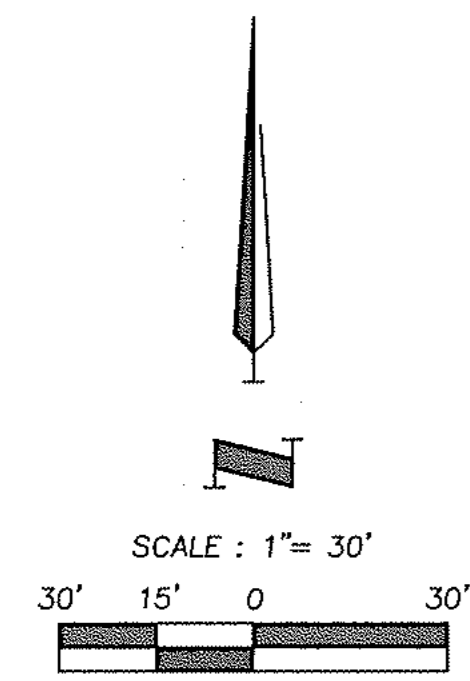
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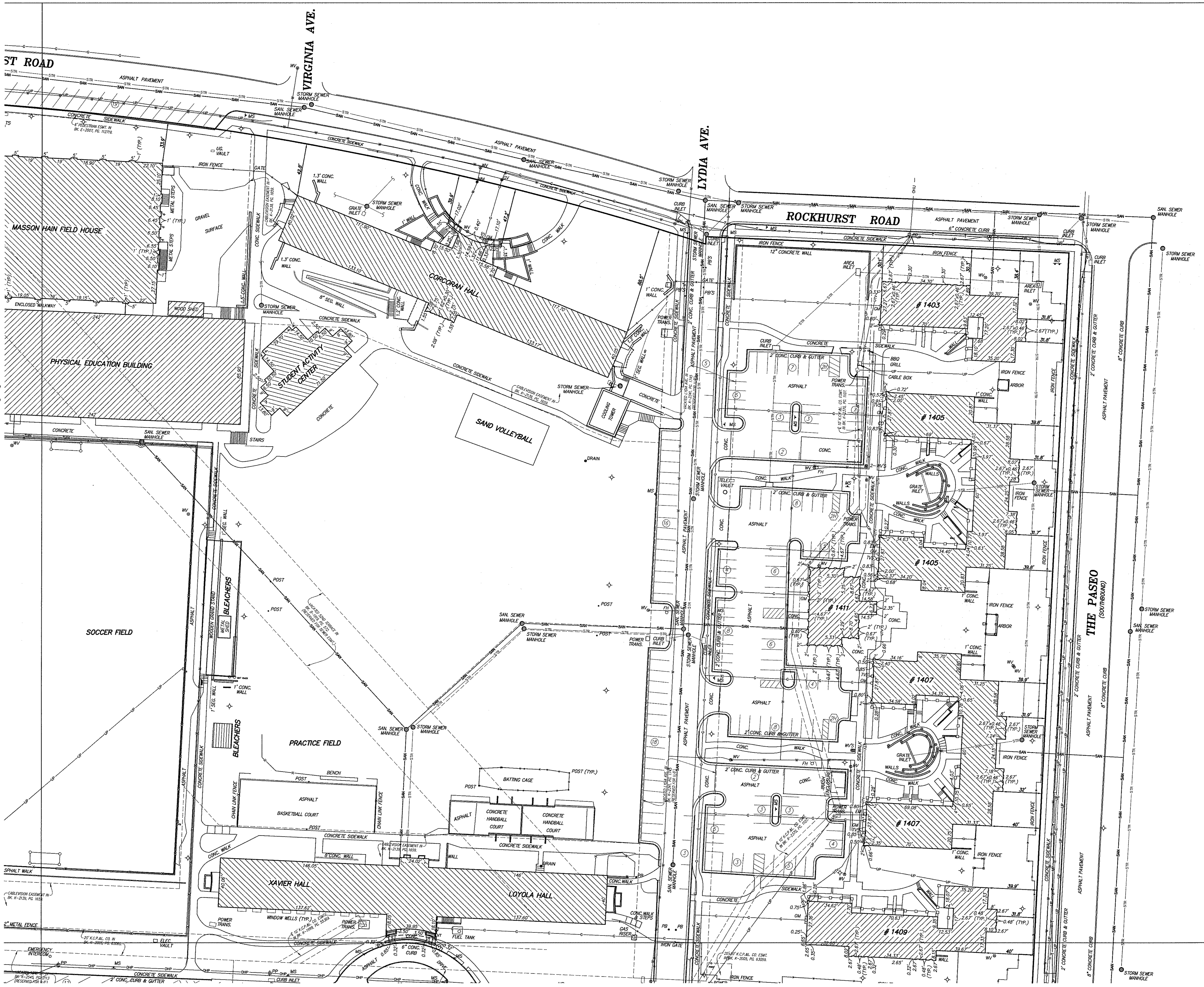
CLIENT  
HUSCH BLACKWELL SANDERS, LLC  
1200 MAIN, SUITE 600  
KANSAS CITY, MISSOURI 63105  
(314) 480-1736  
(314) 480-1505

108787-010 FEBRUARY 10, 2011 TLJ



LEGEND

- EM = ELECTRIC METER
- FMH = FIRE HYDRANT
- FL = FLOOD LIGHT
- GM = GAS METER
- GV = GAS VALVE
- KCPH = KCPH MANHOLE
- LH = LIGHT POLE
- MS = METAL SIGN
- PB = PIPE BOLLARD
- PP = POWER POLE
- PPLT = POWER POLE W/LIGHT
- RD = ROOF DRAIN
- SSMH = SANITARY SEWER MANHOLE
- SCD = SEWER CLEANOUT
- SPBWH = SIGNAL BOX MANHOLE
- TSL = TRAFFIC SIGNAL
- TVS = CABLE TV RISER
- WM = WATER METER
- WMMH = WATER METER MANHOLE
- WV = WATER VALVE
- YLDL = YARD LIGHT
- OHP = OVERHEAD POWER
- T = UNDERGROUND CABLE TELEPHONE
- UTV = UNDERGROUND CABLE TELEVISION
- FO = UNDERGROUND FIBEROPTIC LINE
- G = UNDERGROUND GAS
- UP = UNDERGROUND POWER
- SAN = UNDERGROUND SANITARY SEWER
- STR = UNDERGROUND STORM SEWER
- UQU = UNDERGROUND UTILITIES
- UW = UNDERGROUND WATER
- (2H) = DENOTES THE NUMBER OF MARKED PARKING STALLS
- (2D) = DENOTES THE NUMBER OF MARKED DISABLED PARKING STALLS



SEE SHEET 1 FOR CERTIFICATION

STATE OF MISSOURI  
LARRY D. GRAHAM  
NUMBER LS-2057  
REGISTERED LAND SURVEYOR 2011

LARRY D. GRAHAM, MO. PLS #2057

108787-010  
NW 1/4, SEC. 33-49-33  
JACKSON COUNTY, MISSOURI  
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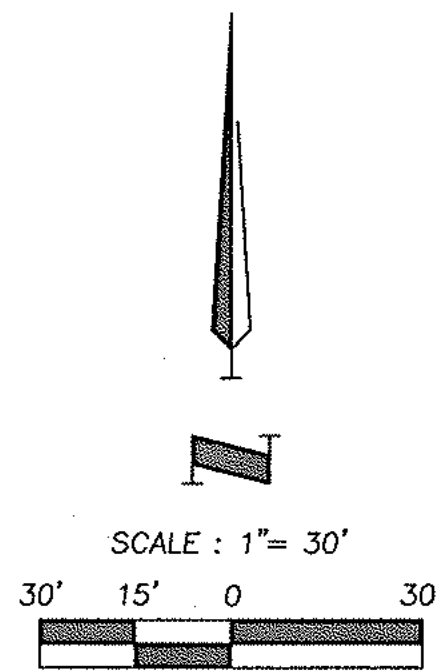


SHAFFER, KLINE & WARREN, INC.

CIVIL ENGINEERS - LAND SURVEYORS  
TRAFFIC & TRANSPORTATION ENGINEERING  
LAND PLANNING - LANDSCAPE ARCHITECTURE  
11220 CORPORATE AVENUE, LENEXA, KANSAS 66219  
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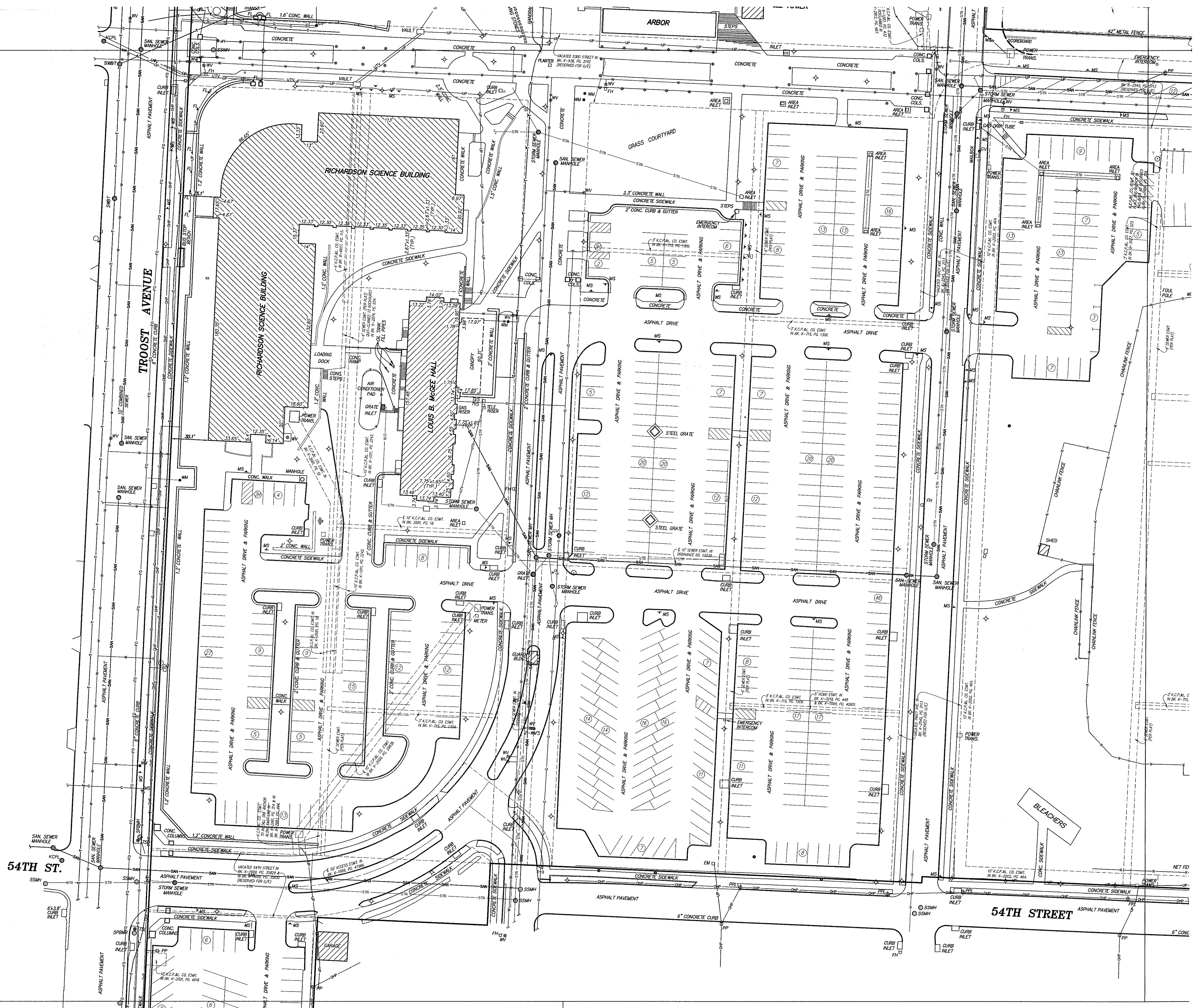
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HUSCH BLACKWELL SANDERS, LLC  
1200 MAIN, SUITE 600  
KANSAS CITY, MISSOURI 64105  
(314) 480-1736  
(314) 480-1505

108787-010 FEBRUARY 10, 2011 TLJ



LEGEND

- EM = ELECTRIC METER
- FH = FIRE HYDRANT
- FL = FLOOD LIGHT
- GM = GAS METER
- GV = GAS VALVE
- KCPM = KCPM MANHOLE
- LFP = LIGHT POLE
- MS = METAL SIGN
- PB = PIPE BOLLARD
- PPLT = POWER POLE W/LIGHT
- RD = ROOF DRAIN
- SSMH = SANITARY SEWER MANHOLE
- SCD = SEWER CLEANOUT
- SSMH = SIGNAL MANHOLE
- TSL = TRAFFIC SIGNAL
- TVS = CABLE TV RISER
- WM = WATER METER
- WMH = WATER METER MANHOLE
- WV = WATER VALVE
- YL = YARD LIGHT
- OHP = OVERHEAD POWER
- T = UNDERGROUND CABLE TELEPHONE
- UT = UNDERGROUND CABLE TELEVISION
- UFL = UNDERGROUND FIBEROPTIC LINE
- UG = UNDERGROUND GAS
- UP = UNDERGROUND POWER
- US = UNDERGROUND SANITARY SEWER
- UST = UNDERGROUND STORM SEWER
- UUL = UNDERGROUND UTILITIES
- W = UNDERGROUND WATER
- (H) = DENOTES THE NUMBER OF MARKED PARKING STALLS
- (D) = DENOTES THE NUMBER OF MARKED DISABLED PARKING STALLS



SEE SHEET 1 FOR CERTIFICATION

STATE OF MISSOURI  
LARRY D. GRAHAM  
NUMBER LS 2055  
REGISTERED LAND SURVEYOR

LARRY D. GRAHAM, MO. PLS #2057

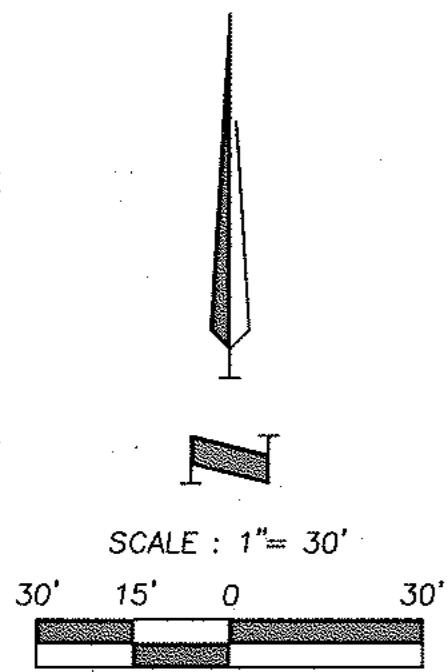
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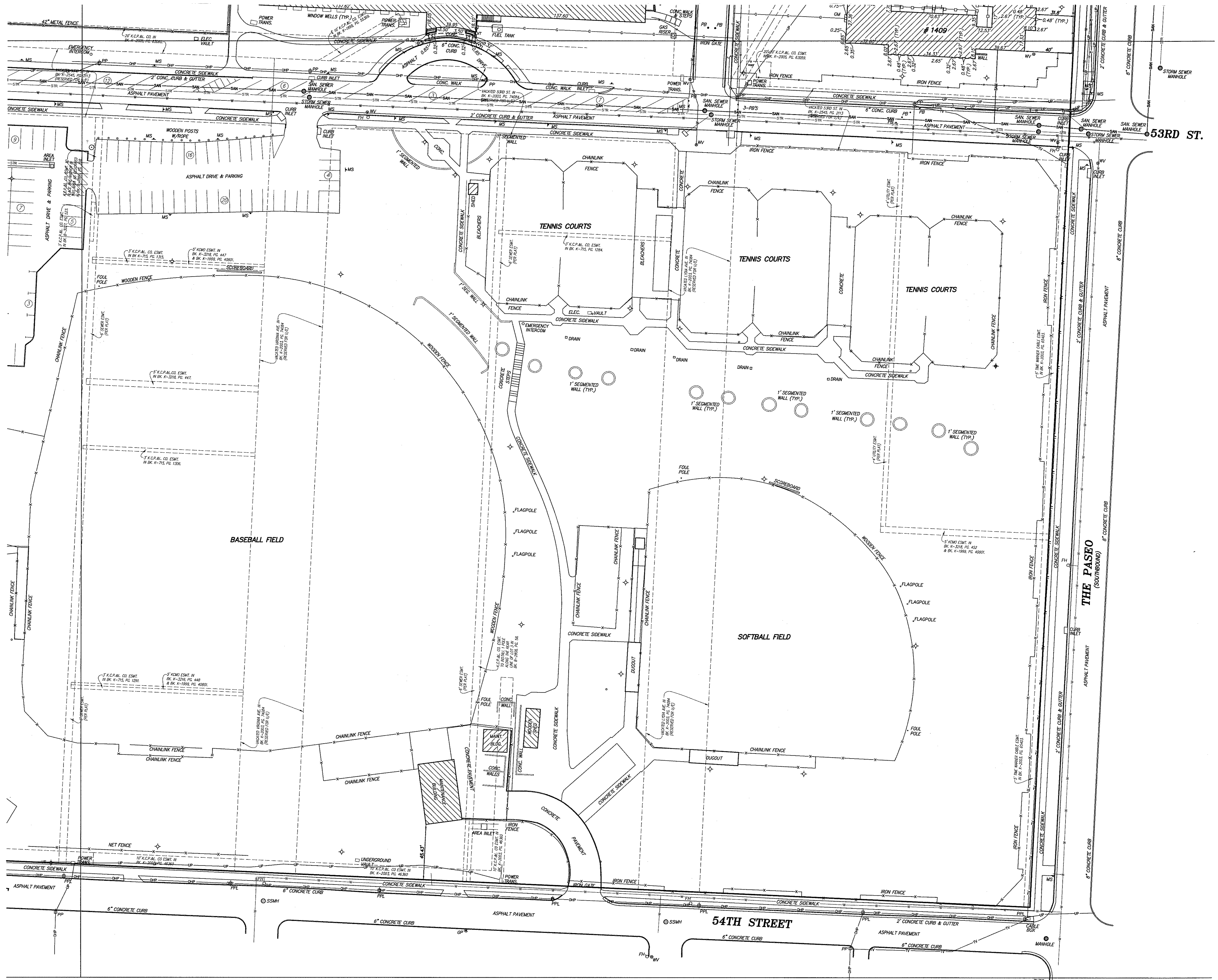
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LEGEND

- EM = ELECTRIC METER
•FHN = FIRE HYDRANT
•FL = FLOOD LIGHT
•GM = GAS METER
•GV = GAS VALVE
•KCP = KITCHEN MANHOLE
•MS = METAL SIGN
•PB = PIPE BOLLARD
•PP = POWER POLE
•PPLT = POWER POLE W/LIGHT
•RD = ROOF DRAIN
•SSMH = SANITARY SEWER MANHOLE
•SCD = SEWER CLEANOUT
•SPSMH = SIGNAL PULL BOX MANHOLE
•TSL = TRAFFIC SIGNAL
•TVS = CABLE TV RISER
•WM = WATER METER
•WMMH = WATER METER MANHOLE
•WV = WATER VALVE
•YDLT = YARD LIGHT
•OHP = OVERHEAD POWER
•T = UNDERGROUND CABLE TELEPHONE
•UTV = UNDERGROUND CABLE TELEVISION
•FO = UNDERGROUND FIBEROPTIC LINE
•UG = UNDERGROUND GAS
•UP = UNDERGROUND POWER
•SM = UNDERGROUND SANITARY SEWER
•STR = UNDERGROUND STORM SEWER
•UGL = UNDERGROUND UTILITIES
•W = UNDERGROUND WATER
•(16) = DENOTES THE NUMBER OF MARKED PARKING STALLS
•(16) = DENOTES THE NUMBER OF MARKED DISABLED PARKING STALLS



SEE SHEET 1 FOR CERTIFICATION

LARRY D. GRAHAM, MO. PLS #2057. STATE OF MISSOURI. LARRY D. GRAHAM. NUMBER LS 2057. FEBRUARY 10, 2011.

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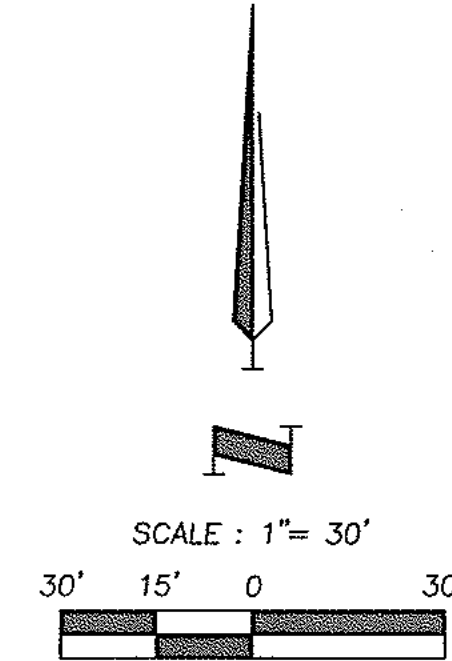
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 CIVIL ENGINEERS - LAND SURVEYORS  
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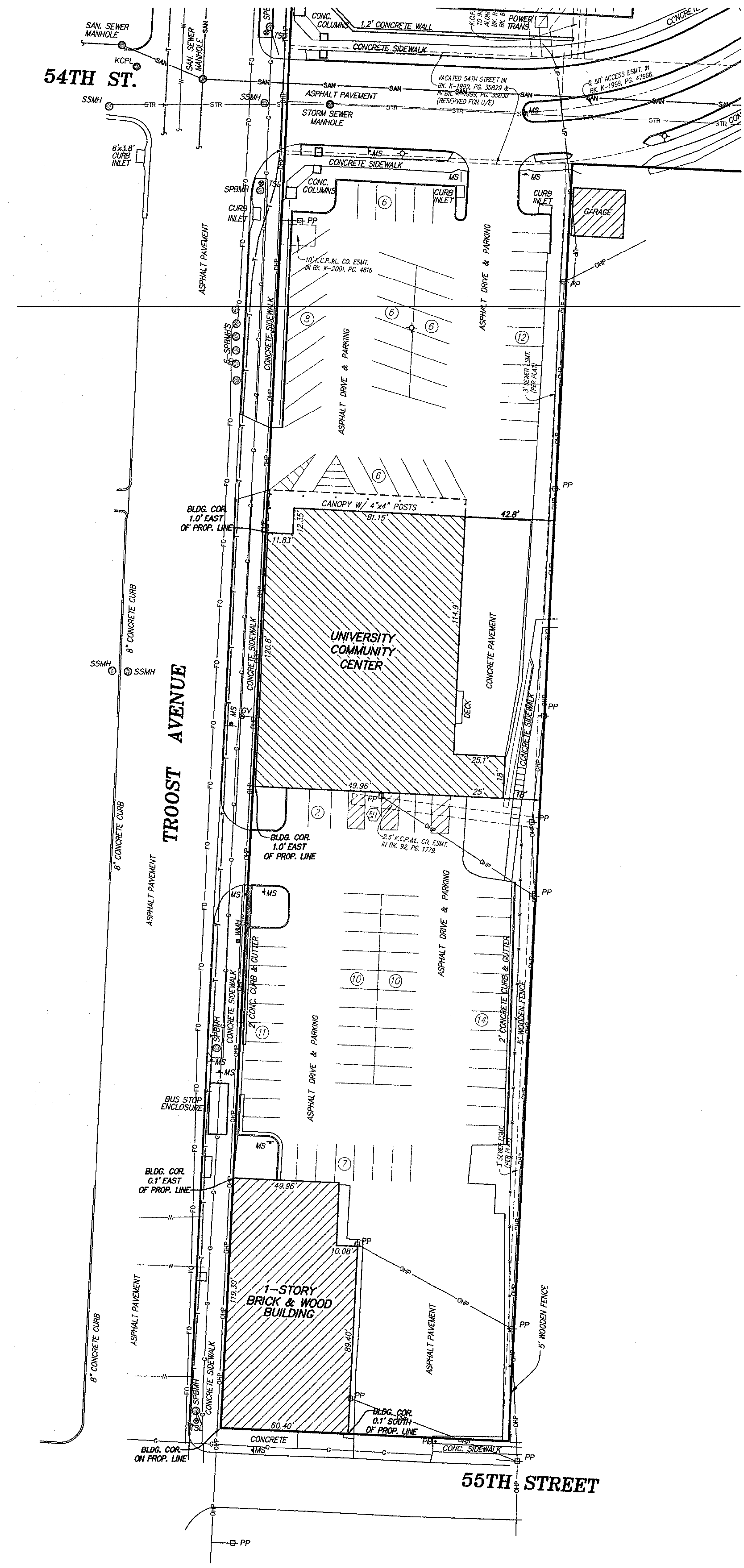
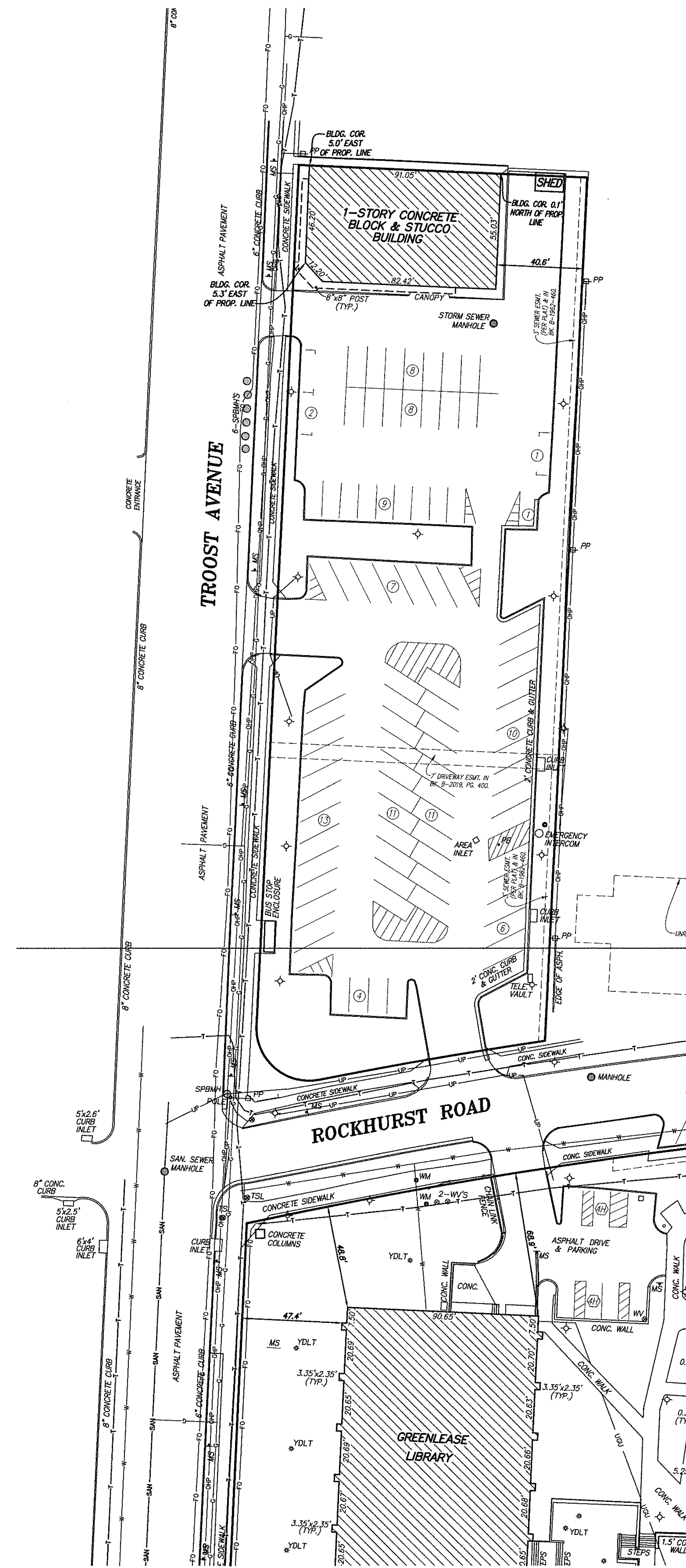
CLIENT  
**HUSCH BLACKWELL SANDERS, LLC**  
 1200 MAIN, SUITE 600  
 KANSAS CITY, MISSOURI 63105  
 (314) 480-1726  
 (314) 480-1505

108787-010 FEBRUARY 10, 2011 TLJ



LEGEND

- |        |                           |       |  |
|--------|---------------------------|-------|--|
| •EM    | = ELECTRIC METER          | •HM   | = WATER METER  |
| ◊FH    | = FIRE HYDRANT            | •MMH  | = WATER METER MANHOLE                                  |
| •FL    | = FLOOD LIGHT             | •MV   | = WATER VALVE  |
| •GM    | = GAS METER               | •YDLT | = YARD LIGHT   |
| •GV    | = GAS VALVE               | —OHP  | = OVERHEAD POWER                                       |
| •KCP   | = KCP MANHOLE             | —T    | = UNDERGROUND CABLE TELEPHONE                          |
| •L     | = LIGHT POLE              | —UTV  | = UNDERGROUND CABLE TELEVISION                         |
| •MS    | = METAL SIGN              | —FD   | = UNDERGROUND FIBEROPTIC LINE                          |
| •PB    | = PIPE BOLLARD            | —G    | = UNDERGROUND GAS                                      |
| •PP    | = POWER POLE              | —UP   | = UNDERGROUND POWER                                    |
| •PPLT  | = POWER POLE W/LIGHT      | —SAN  | = UNDERGROUND SANITARY SEWER                           |
| •RD    | = ROOF DRAIN              | —STR  | = UNDERGROUND STORM SEWER                              |
| •SSMH  | = SANITARY SEWER MANHOLE  | —UGU  | = UNDERGROUND UTILITIES                                |
| •SCD   | = SEWER CLEANOUT          | —W    | = UNDERGROUND WATER                                    |
| •SPBMH | = SIGNAL PULL BOX MANHOLE | ⑩     | = DENOTES THE NUMBER OF MARKED PARKING STALLS          |
| •TSL   | = TRAFFIC SIGNAL          | ⑪     | = DENOTES THE NUMBER OF MARKED DISABLED PARKING STALLS |
| •TVS   | = CABLE TV RISER          |       |  |



SEE SHEET 1 FOR CERTIFICATION

**LARRY D. GRAHAM, MO. PLS #2057**  
 LARRY D. GRAHAM  
 MO. PLS #2057  
 FEBRUARY 10, 2011

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